

**WILLOW PARK GREENS HOA**  
**Meeting Minutes – February 9, 2023**

- Meeting was called to order at 7:00 PM
- Meeting minutes from January 19 meeting were approved
- Treasurer Report for January 1-31, 2023
  - \$100,658.95 beginning balance (includes maintenance fund)
  - +\$76,300.00 dues/fines collected
  - \$14,719.77 monthly expenses
  - \$162,239.18 ending balance (includes maintenance fund)
- Committee reports
  - Architectural control committee – one new shingle roof was approved
  - Landscape/Garden Club – Yard of the Month is 21203 Willow Fork Ct, Mr. Adnan Sarwar
  - Community events – no updates
  - Welcome wagon – no updates
- Homeowner Forum – no updates
- Old business
  - LMC has cut back most of the plant damage from the last freeze and are still evaluating some of the plants
  - Residents should assess the freeze damage in their front flowerbeds and remove dead plant material
  - Light pole painting is on Centerpoint’s schedule as soon as they can get to it. This service is free to us.
  - HOA dues for 2023 were due January 31. Approximately 40 homes are overdue on paying their 2023 HOA dues; please try to pay the balance asap or set up a payment plan with Sterling Management.
  - Please see the email sent out on January 20 regarding the voting on the rental limitations. We did not reach quorum at the meeting on January 19 and closed the voting. It may be brought forth for consideration again in the future with voting starting from zero. Attorneys have confirmed that the language in the proposal adheres to Texas state law.
- New business
  - Will consider setting up a community work day soon to install new sod in the bed just inside the entrance gate wall
  - We are getting pricing to replant areas around the entrance that were damaged/removed after the 2021 freeze
  - A guest damaged a speed limit sign on Willow Glade Dr. We have the driver’s insurance info and are getting pricing to replace the sign.
  - Resident brought up concerns about the golf course side of the fence not being maintained properly by the country club. HOA will contact the club regarding the issue.
- Next meeting is March 2, 2023, at Willow Fork Country Club at 7:00 PM
- Meeting adjourned