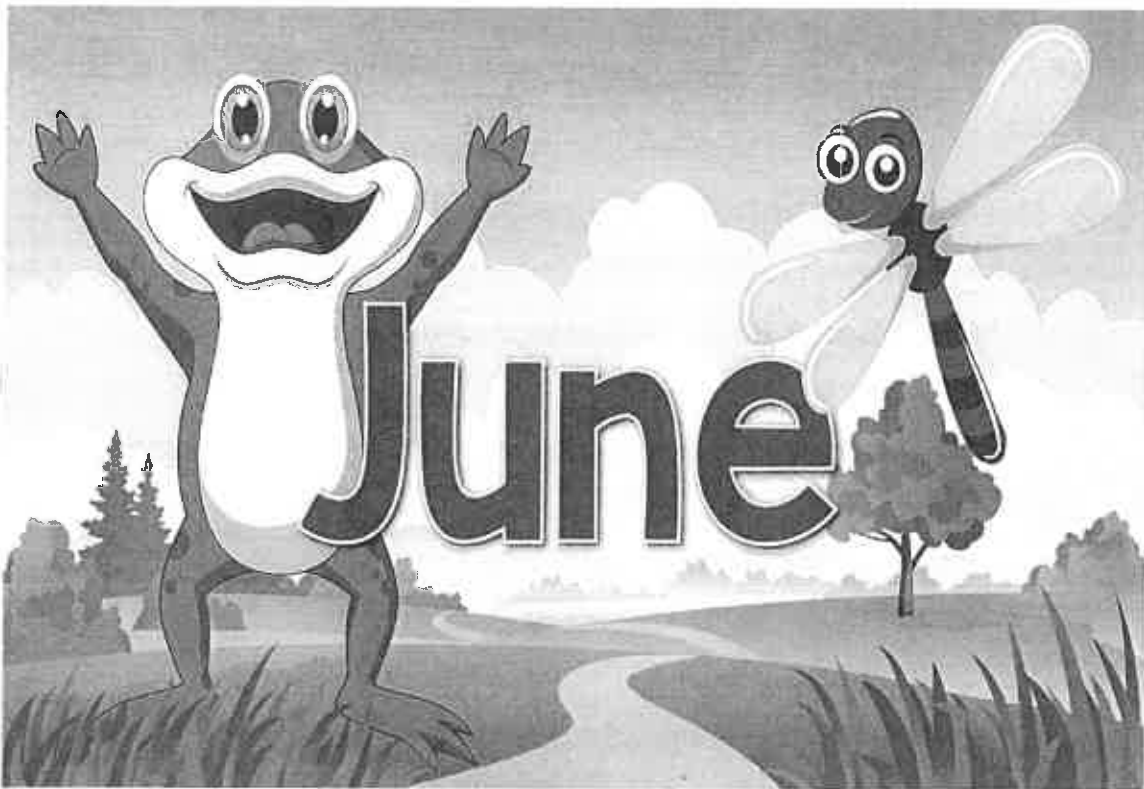


**White Oak**

**Spring**



**2021 Financials**

*White Oak Springs  
Homeowner's Association  
Holiday Inn Express  
10520 Huffmeister Rd. Houston, Tx. 77065  
July 15, 2021*

*Agenda*

1. Sign-in 6:30pm
2. Meeting starts at 7:00pm (once Quorum is met)
3. Introduce Board & APM Representative
4. Approve May 26, 2021 meeting minutes - Community meeting notes from Secretary
5. Financial Report from Treasurer
6. Old Business/New Business (From Board)
7. Homeowner's Open Forum
8. Adjourn Meeting

**WHITE OAK SPRINGS HOMEOWNER'S ASSOCIATION INC.**  
**QUARTERLY COMMUNITY MEETING MINUTES**  
**MAY 26, 2021**

A quarterly community meeting of the homeowners of White Oak Springs Homeowner's Association, Inc. was held on May 26, 2021, at 7:00 p.m. at the Holiday Inn on Huffmiester Rd.

**In Attendance:**

Board members in attendance were Eugene Watkins (President), Marie Godard (Treasurer), Jay Hooper (Secretary), Erick Pena Valdez (Director) and Aldo Garcia (Director).

Action Property Management (APM) member in attendance was: Lee Waldheim.

There were 10 homeowners present

**Call to Order:**

President, Eugene Watkins called the meeting to order at 7:00 P.M.; however, a quorum of 14 was not met, the meeting was adjourned and reconvened again at 7:04 P.M for a one-half or 50% quorum per our WOS Quorum Amendment dated Dec 2/2013.

**Introduction of 2020 Board:**

Eugene Watkins, President introduced 2021 Board. From left to right: Marie Godard (Treasurer), Jay Hooper (Secretary), Aldo Garcia (Director) and Erika Pena Valdez (Director). Lee Waldheim was introduced as a representative of APM.

**Review of Minutes:**

Jay Hooper reviewed and approved the minutes for quarterly community and executive meetings from March 23, and provided the executed copy to Lee Waldheim.

**Action Property:**

Action Property provided members of the community in attendance a homeowners handout that included:

- Meeting agenda
- Meeting minutes from March 23, 2021
- Financial Trail Balance and Income Statement

**Financial Report:**

Marie Godard invited Lee Waldheim to provide the APM Management Report and financial report ending April 30, 2021 with: total operating bank account funds of: \$54,257.28 operating and of: \$49,230.56 reserves.

**Old Business:**

**Homeowner's Request for Yield Sign:** The request was submitted to Paul Hawkins, P.E., (Commissioner Pct #3) Office on 4/21/2021. A response was received from their office on 4/23 and a

subsequent message was sent on 4/28/2021. The Harris County Engineering Department has responded and indicated that they should complete the requested traffic study in about 90 days. Jay Hooper to check back on May 21 or 22<sup>nd</sup> to see what results have occurred with the request.

### New Business:

**Flock Safety Cameras:** Erika Valdez informed the group that 2 new homeowners were mailed out the Flock Safety Flyers and Safelist Forms. She and Aldo also passed out copies of the same documents to members of the audience in attendance.

**Sprinkler System:** Marie Godard advised the audience that 2-3 weeks ago, the sprinkler box was vandalized. She explained that the board was looking into installing a cover to the main sprinkler system for added protection.

**New Lawn Provider:** Eugene Watkins informed the group that a new lawn maintenance company won the bid to cutting the subdivision's lawn as well as replacing and updating the sprinkler heads.

**Brick Wall Repair:** Marie Godard informed the group that the brick wall in the front of the subdivision needs to be reinforced and mortared. She let them also know that the repairs haven't been kept up for over 20 years or since the subdivision was developed. The HOA is responsible for the repairs and maintenance of the outside walls. The last repair was done in April 2020 when the first two marquees and the outside of the walls were repaired.

### **New Business**

**MUD #248:** Marie Godard updated everyone about new technology that she has helped get by working with the MUD #248 Board. The MUD District has approved and authorized the installation of smart meters in the district to include our 140 WOS homes, and HOA sprinkler meters. The \$497K project of smart meters will decrease the complaints that the district receives from homeowners and such. Marie asked Aldo to pass out handouts on the T-10 Meter and Capture Ultra-Low Flows and Monitor Flow Directions.

**Playground Initiative:** Marie Godard passed out layouts for the playground initiative. The playground is a big effort that Marie has been working over two years to try to get for free by the MUD #248. There have been a lot of roadblocks for this project. The latest was an issue with re-platting and what the developer put in regarding landscaping restrictions. Marie has been working with the engineer during her own time and efforts to get the project initiated. The re-platting could take anywhere from 6-9 months and the actual install of the playground equipment will only take two weeks. Marie also informed the group that a wrought-iron fence will be put around the playground once it is completed. The playground is wheelchair accessible. Again, this project is funded entirely by MUD #248.

### Homeowners Forum:

- Homeowner asked about a message board or sign in the front of the neighborhood. Eugene informed the group that the board is working on the pricing and such for the marquee.

- o Erika Valdez asked the group, if anyone would be interested in doing a Community Garage Sale in September. A community member asked if we would get the proper permits for this. Lee informed the group that no permits are needed in order to get this initiative rolled out.
- o Homeowner asked there was a way for homeowners to meet one another. Jay Hooper reminded the group that National Night Out is held during the month of October and this might be something that the neighborhood might want to participate in.

**Adjournment:**

Being there was no further business to come before the Board, the meeting was adjourned at 7:36 P.M.

Respectfully Submitted,  
White Oak Springs Homeowners Association, Inc

X \_\_\_\_\_  
White Oak Springs HOA Board

Co Pd 6  
Co Yr 2021

WHITE OAK SPRINGS  
Monthly Summary  
For the month of June  
Year 2021

Description	Amount	Year to Date
MONTHLY INCOME	8.12	60,599.00
TOTAL MONTHLY EXPENSE	4,040.01	26,759.25
NET MONTHLY INCOME (LOSS)	(4,031.89)	33,839.75
TOTAL CASH		97,056.12
Bank Ops Account PMG		0.00
CAB OPERATING ACCOUNT		47,413.18
CAB BANK RESERVES		49,642.94

Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	** A S S E T S **				
1010	Bank Ops Account PMG	0.00		0.00	
1020	CAB OPERATING ACCOUNT		3,625.71	47,413.18	
1050	CAB BANK RESERVES	206.10		49,642.94	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		612.28		8,616.78
2012	Refund for Over Payment		0.00		-100.87
2013	Assessment Pre-Payments		0.00		0.00
	** C A P I T A L **				
3110	Retained Earnings		0.00		54,700.46
	** I N C O M E **				
4009	2019 Assessment Income		0.00		0.00
4010	2020 ASSESSMENT INCOME		0.00		293.20
4011	2021 Assessment Income		0.00		59,304.75
4020	Interest & Penalty Income		0.00		676.98
4030	Collection Fees Reimbursement		0.00		100.00
4040	D/R Enforcement Income		0.00		125.00
4050	Payment Plan Income		0.00		49.26
4060	Legal Fee Reimbursement		0.00		0.00
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		8.12		49.81
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	600.00		3,600.00	
6120	Landscape Extras	0.00		675.18	
6130	Irrigation Repairs	0.00		243.80	
6140	Signage and Fence Repair	0.00		299.76	
6150	Force Mows	0.00		0.00	
6180	Miscellaneous Repairs	23.00		419.02	
6210	Electricity	560.31		3,383.29	
6220	Trash Service	1,854.35		11,126.10	
6230	Water	306.17		495.13	
6240	Cameras	0.00		0.00	
6250	Website	0.00		296.01	
6260	Storage	0.00		0.00	
6310	Management Contract	556.97		3,341.82	
6320	Management Extras	0.00		0.00	
6330	Postage	48.33		262.88	
6340	Copies	55.88		104.17	
6350	Collection Expense	0.00		45.00	
6360	Deed Restrictions Expense	35.00		95.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		29.48	
6390	Meeting Expense	0.00		115.00	
6410	Legal Corporate	0.00		825.00	
6420	Legal Billable	0.00		508.44	
6510	Insurance D & O	0.00		0.00	
6520	Insurance Genl Liab Pkge	0.00		0.00	
6610	Tax Return - Permits	0.00		200.00	
6620	Taxes Federal	0.00		0.00	
6630	Taxes Property	0.00		0.00	
6640	Committee Expense	0.00		664.17	
6670	Bank Charges	0.00		30.00	
6680	General Reserve	0.00		0.00	
<b>B a l a n c e</b>		<b>4,246.11</b>	<b>4,246.11</b>	<b>123,815.37</b>	<b>123,815.37</b>

WHITE OAK SPRINGS  
 Income Statement  
 For the month of June  
 Year 2021

Account No	Description	Current Period	Y-T-D Balance	Year Budget
<b>** I N C O M E **</b>				
4009	2019 Assessment Income	0.00	0.00	0.00
4010	2020 ASSESSMENT INCOME	0.00	293.20	200.00
4011	2021 Assessment Income	0.00	59,304.75	63,840.00
4020	Interest & Penalty Income	0.00	676.98	600.00
4030	Collection Fees Reimbursement	0.00	100.00	150.00
4040	D/R Enforcement Income	0.00	125.00	300.00
4050	Payment Plan Income	0.00	49.26	40.00
4060	Legal Fee Reimbursement	0.00	0.00	2,000.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	8.12	49.81	90.00
4090	Miscellaneous Income	0.00	0.00	0.00
	<b>TOTAL INCOME</b>	<b>8.12</b>	<b>60,599.00</b>	<b>67,220.00</b>
<b>** E X P E N S E S **</b>				
<b>** MAINTENANCE **</b>				
6110	Landscape Contract	600.00	3,600.00	7,500.00
6120	Landscape Extras	0.00	675.18	2,100.00
6130	Irrigation Repairs	0.00	243.80	1,000.00
6140	Signage and Fence Repair	0.00	299.76	2,500.00
6150	Force Mows	0.00	0.00	150.00
6180	Miscellaneous Repairs	23.00	419.02	600.00
	<b>TOTAL MAINTENANCE</b>	<b>623.00</b>	<b>5,237.76</b>	<b>13,850.00</b>
<b>** UTILITIES **</b>				
6210	Electricity	560.31	3,383.29	8,400.00
6220	Trash Service	1,854.35	11,126.10	22,500.00
6230	Water	306.17	495.13	1,200.00
6240	Cameras	0.00	0.00	1,500.00
6250	Website	0.00	296.01	400.00
6260	Storage	0.00	0.00	216.00
	<b>TOTAL UTILITIES</b>	<b>2,720.83</b>	<b>15,300.53</b>	<b>34,216.00</b>
<b>** ADMINISTRATIVE **</b>				
6310	Management Contract	556.97	3,341.82	6,668.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	48.33	262.88	800.00
6340	Copies	55.88	104.17	170.00
6350	Collection Expense	0.00	45.00	125.00
6360	Deed Restrictions Expense	35.00	95.00	300.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	0.00	29.48	0.00
6390	Meeting Expense	0.00	115.00	600.00
	<b>TOTAL ADMINISTRATIVE</b>	<b>696.18</b>	<b>3,993.35</b>	<b>8,963.00</b>
<b>** LEGAL **</b>				
6410	Legal Corporate	0.00	825.00	250.00
6420	Legal Billable	0.00	508.44	2,000.00
	<b>TOTAL LEGAL</b>	<b>0.00</b>	<b>1,333.44</b>	<b>2,250.00</b>
<b>** INSURANCE **</b>				
6510	Insurance D & O	0.00	0.00	1,050.00
6520	Insurance Genl Liab Pkge	0.00	0.00	1,940.00
	<b>TOTAL INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>2,990.00</b>
<b>** OTHER EXPENSES **</b>				
6610	Tax Return - Permits	0.00	200.00	250.00
6620	Taxes Federal	0.00	0.00	4.00
6630	Taxes Property	0.00	0.00	30.00
6640	Committee Expense	0.00	664.17	600.00
6670	Bank Charges	0.00	30.00	180.00
6680	General Reserve	0.00	0.00	3,887.00
	<b>TOTAL OTHER EXPENSES</b>	<b>0.00</b>	<b>894.17</b>	<b>4,951.00</b>
	<b>TOTAL EXPENSES</b>	<b>4,040.01</b>	<b>26,759.25</b>	<b>67,220.00</b>



\*06/30/21  
Co. Pd 6  
Co. Year 2021

WHITE OAK SPRINGS  
Income Statement  
For the month of June  
Year 2021

Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	(4,031.89)	33,839.75	0.00

