

# White Oak Springs Homeowners Association

## Board of Directors Meeting Minutes

### October 16, 2022

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, October 16, 2022. A Quorum was established, Marie Godard, President, called the meeting to order at 9:02 A.M.

#### **Quorum & Meeting Call to Order:**

Quorum was established by proxy and attendance. Board President, Marie Godard, called the meeting to order at 9:02 A.M.

#### Board of Directors Present:

Marie Godard, President  
Ronda Shepherd, Secretary  
Eugene Watkins, Treasurer  
Aldo Garcia, Senior Director

#### Absent

Erika Valdez, Director

#### Community Manager:

No one was present from Action Property  
Management (APM)

#### **Minutes**

HOA Board Meeting minutes from 9/18/2022 was reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary.

#### **Financial Report**

Discussed financial report, accounts turned into legal and current accounts with credits and debits. Also reviewed the new budget and assessment.

#### **Open violations**

Reviewed list of open violations and what needs to be closed.

#### **Contract due list**

Texas Pride-July 7, 2023  
Cirro Energy – Dec 31, 2022-To be reviewed at the end of December after review of competitors  
Flock Camera-October 2022-To be renewed  
Lawn Management-April 2023-To be reviewed after collection of quotes

#### **Upcoming holidays/events**

Halloween: Oct 31<sup>st</sup>  
Daylight Savings time ends: Nov 5<sup>th</sup>  
Veterans day: Nov 11<sup>th</sup>  
Thanksgiving: Nov 23<sup>rd</sup>

## **Yard of the month**

Eugene to pick up more gift cards. Entire board will start picking YOM together.

## **Old Business:**

- **Maintenance list**– The following is still on hold and will need to be addressed when the budget for 2023 is decided upon:
  - 90-degree extension for the water faucet-on hold
  - Flood light replacement with theft protection-on hold
  - Cracked backflow pipe- Cost to fix the pipe starts at \$250. This cost could possibly increase if other problems are found. Backflow is not needed at this time so decision made to hold off on this until next year to not deplete the budget.
  - Gate on the playground seem to be broken. Will be left as is for now
- **Construction end of Gentry Rd entrance into Hemwick**
  - Entrance is partially closed, nothing new on this.
- **Street light expense**
  - Contract was sent to HOA and after review there are questions about some of the wording on possible fees. Aldo to speak with CenterPoint about it.
- **Construction of Weiser Business Park**
  - No new news
- **Crime awareness**
  - Discussed a vandalism incident on White Oak Trace. Using Flock cameras, one of the vehicles was identified and info turned into Police.
  - Flock camera has restricted the ability to add license plates to the safe list. Decision was made to open the program up to anyone who wants to add their own license plates and access the videos. The program content is read only so there is no risk of anything getting deleted. Add this info to the website and newsletter.
- **Digital Board**
  - Through a resident, Ronda found the vendor of the digital sign in the front of Oak Cliff Place. She will send the info out. We will discuss more after the next community meeting.
- **Lease Restrictions for our neighborhood**
  - The vote for the CCR updated to restrict short term leasing (under 1 year) will be mailed out with the assessment letters.
- **Election meeting and preparation**
  - Covered agenda

## **New Business**

- **Election meeting wrap up items**
  - Discussed the items that will need to be updated to reflect the new board: Key distribution, business cards, welcome packet

➤ **Newsletter:**

- Discussion on content for Jan 2023 newsletter to shorten it and gather ideas for content

**Meeting adjourned:** by Marie Godard, President at 10:13 A.M.

A handwritten signature in blue ink, reading "Eugene Watkins", is written over a horizontal line.

Approved: Board Member, White Oak Springs HOA