

**White Oak Springs Homeowners Association  
Board of Directors Meeting Minutes  
October 13, 2024**

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday October 13<sup>th</sup>, 2024.

**Quorum & Meeting Call to Order:**

Quorum was established by attendance. Board President, Aldo Garcia, called the meeting to order at 8:00 A.M.

Board of Directors Present:

Aldo Garcia, President  
Henry Hernandez, Director  
Marie Godard, Treasurer  
Ronda Shepherd, Secretary

Absent:

Eugene Watkins, Vice President

Community Manager:

No one was present from Action Property Management (APM)

**Minutes**

HOA Board Meeting minutes from 09/15/2024 were reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary

**Financial Report**

- Discussed financial report:

Operating account:	\$7,384.81
Reserves:	\$28,142.36
CD Bonds @4.86%:	\$36,885.57
CD Bonds @5%:	\$51,535.52
Alliance Operating	\$1,619.00
Alliance Reserves	<u>\$1000.23</u>
Total	\$126,385.49

- 501-4C status: Paperwork still pending
- APM moving bank account to Alliance bank due to communication issues with current bank.

**Open violations/Legal**

Discussed current violations and legal accounts.

**Contracts due and possible increase for 2024**

Insurance for 2025: The independent agent was able to get a better rate. Current insurance company premium for October already paid, Marie working on getting that returned and switching to the new company

## Upcoming holidays

Halloween  
Thanksgiving  
Christmas

## Maintenance list

- More mulch will need to be laid to bring it up to the right level. Board approved
- Lawn company cleaned the mold from the front wall

## Old Business:

- **Streetlight led replacement**
  - Aldo contacted CenterPoint and they reported we were still on the list, by the end of year
- **Sidewalk repairs**
  - Due to weather, this is still delayed
- **Gentry and White Oak cluster mailbox**
  - Missing one door in the large package area: APM contacted a repair man and got an estimate of \$275.00.
- **Halloween and Christmas decorating contests**
  - Ronda to get volunteers for voting and pictures.
- **Homeowner special meeting held on 9/19/2024 at APM.**
  - Board agreed the lawn will still need some work to bring it up to standards
- **Commercial vehicles in neighborhood**
  - Notice sent with annual meeting announcement on paying for new night inspections to report any commercial vehicles in the neighborhood. New inspection will cost \$75.00 a month extra
- **Holiday party**
  - No volunteers yet

## New Business

- **Demand letter clarification**
  - Aldo got clarification on demand letters and how they work
- **Gas station lights**
  - A resident complained that the gas station lights were too bright. This is not an HOA issue and was recommended that the resident talk to the gas station.
- **Christmas lights**
  - Looking at a company to do the Christmas Lighting this year as there was a complaint on last years lights. Marie to get quotes on custom lighting plus storage.
- **Corporate transparency act**
  - Effective January 1, 2024, many companies in the United States must report information about their beneficial owners—the individuals who ultimately own or control the company—to the Financial Crimes Enforcement Network (FinCEN), a bureau of the U.S. Department of the Treasury. This includes our HOA board members until we become tax exempt,

➤ **Yearly meeting for 2024**

- HOA yearly meeting to be held on October, 23<sup>rd</sup>. This will also be an election meeting for two positions. Meeting notes from 2023 meeting will need to be approved.

Meeting adjourned: by Aldo Garcia, President at 8:40 A.M



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Approved: Secretary, White Oak Springs HOA