

White Oak Springs Homeowners Association

Board of Directors Meeting Minutes

March 27, 2022

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, March 27, 2022. A Quorum was established, Marie Godard, Board President, called the meeting to order at 9:03 A.M.

Quorum & Meeting Call to Order:

Quorum was established by proxy and attendance. Board President, Marie Godard, called the meeting to order at 9:03 A.M.

Board of Directors Present:

Marie Godard, President
Ronda Shepherd, Secretary
Erika Valdez, Director
Aldo Garcia, Senior Director

Absent

Eugene Watkins, Treasurer

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 2/20/2022 was reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary.

Financial Report

Discussed current assessment fee listing and penalty phase for non-payment (trash suspension) which will be 45 days past 209 letters. This will fall on Saturday, 4/23/2022.

The board agreed with the information provided and the meeting continued.

Open violations

A list of open violations was reviewed and the board agreed with the information and the meeting continued.

Other business

Contact list updates discussed

Yard of the month: Ronda to pick for April

Old Business:

- **Easter Egg hunt**– Erika and Aldo planning. To be held in the playground area. Erika to check with the lawn company to make sure the grass is mowed. Aldo to send out a reminder email to residents. Erika to buy treats and eggs and submit receipt for reimbursement.
- **Maintenance list**– The following needs to be addressed:
 - Flag replacement (wait for tree removal, see landscaping plans)
 - Electrical cable fix behind the wall

- 90-degree extension for the water faucet
- Re-installation of rules sign
- Flood light replacement with theft protection
- **Front landscaping and beautification** – Landscaping team has come up with a plan for the lawn maintenance crew. The quote came in at \$2400 which is still under budget. The list of items include:
 - Tree trimming along the retention pond area, around the flagpole area and the small tree removal of tree that is interfering with the flag.
 - Clean out tree seedlings in long grass in flagpole area
 - Remove all dead bushes and level the area and lay new grass in the flagpole area
 - At the front entrance: lay down red mulch, plant purple and white flowers, plant 3 agave plants around the trees
 - Area across from flagpole area: red mulch around all trees, red and yellow flowers, agaves between trees along detention pond area
 - Flagpole area: red mulch around all trees and plant area, move shrubs from across the street to fill in area with no shrubs on left side to even out shrubs, 3 agave plants evenly spaced, rest of area filled in thick with red and white flowers.
- **Playground progress** – The following items discussed:
 - Picnic table installation in NE corner-Maintenance team to look into
 - Potted flowers-decided not to do this due to risk of damage
 - Cameras for playground discussed – Still need to address this, assigned to Aldo. Marie had some examples to look at including a website and an example from Academy
 - Thank you notes to the MUD board – Encourage signing these at the Easter egg hunt in a few weeks.
 - Playground rules sign – Sign needs to be redone with the words swings in place of slides. Ronda to take care of. Two additional “Play at your own risk” signs are being added.
- **Construction end of Gentry Rd entrance into Hemwick** – No new news
- **Construction of Weiser Business Park** – No new news
- **Water meter online monitoring** – No new news

New Business

- **No overnight parking signs** – Petition turned into Precinct to install no overnight parking after 10pm. Will be a few weeks to get approval and install
- **Air BNB businesses in White Oak Springs**– Residents must email or call APM with complaints and nuisances.
- **Sunk in area by mailbox on White Oak Springs Drive**–Ronda to report to the precinct to request a repair. Possibly drive around neighborhood and see if there are any other areas that need repair.
- **April community meeting**–A few things need to be done to prepare for this:
 - Aldo to call and confirm the VFW for the location
 - Discuss how to get a playground code, overall playground update, playground camera
 - Give update on no overnight parking signs
 - Have the ATT handout available for questions
 - Maybe give a Hemwick street construction update

Meeting adjourned: by Board President, Marie Godard at 10:30 A.M.



Approved: Board Member, White Oak Springs HOA