

**White Oak Springs Homeowners Association
Board of Directors Meeting Minutes
November 10, 2024**

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday November 10th, 2024.

Quorum & Meeting Call to Order:

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

Board of Directors Present:

Ronda Shepherd, President
Rafael Melgoza, Vice-President
Aldo Garcia, Secretary
Marie Godard, Treasurer

Absent:

Henry Hernandez, Director

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 10/13/2024 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

○ Discussed financial report:

CITBank Operating:	\$ 1,381.40
CIRBank Reserves:	\$28,147.62
CD Bonds @4.86%:	\$27,762.45
Alliance Operating	\$ 5,278.72
Alliance Reserves	<u>\$52,363.81</u>
Total	\$114,934.00

- Board members voted unanimously to purchase \$50,000 CD (7-monthly) with reserves
- 501-4C status: Paperwork in progress with Accounting Firm
- APM moving CITBank bank account to Alliance Association bank in progress.

Open Violations/Legal

- Ronda to discussed open violations not being checked during inspections & missing repeated ones.
- Board reviewed accounts in legal for any progress/changes.

Contracts due and possible increase for 2024

- Flock Safety increase for 2025: \$250/annual per camera.

Events

- No events planned for remainder of 2024

Upcoming holidays

- Thanksgiving
- Christmas

Old Business:

- Playground: Aldo to get with Landscaper to add 4/yrds mulch in playground to fill to recommend level
- Streetlight led replacement: CenterPoint contacted & we're delayed to end of year due to storms
- Sidewalk repairs: Aldo to take pictures of one uneven sidewalk to submit to Harris County service request to see if the project can get some attention. (Project delayed due to storms.)
- Gentry and White Oak Springs cluster mailbox
 - Gentry parcel door repaired.
 - White Oak Springs bent metal in main access box repaired
- Halloween contest winners were given their gift card prizes
- Commercial Vehicle definition & parking: Working with legal, additional night inspection delayed
 - Faded front entrance sign replaced by Harris County
 - Aldo to order an additional sign to install on Deed Restriction front entrance sign.
- Corporate Transparency Act: In effect 1/1/2025, APM working with legal on this

New Business

- Christmas decorating contest selections will be on Sunday 12/22
 - Rafael & Ronda to get volunteers for voting & pictures, Marie to purchase gift cards for prizes.
- Nearby homeowner complaint of untagged cars in White Oak Gardens Dr, working with APM on what our options are.
- ACC form, Marie to modify the English & Spanish form to include verbiage for requirements on structural additions to lots, both front and back.
- Christmas lights: Rafael to contact company for proposal on lights and wreaths for front
- Bank Account access: Reviewed Board member read access to bank account & will leave as-is.
- WOSHOABoard email access: Marie to change password.
- Key access: Ronda to get keys made and distributed accordingly to board members.
- Veteran's Day: Ronda to lower flag pole (update: Not done as flag is to remain full staff for this day)
- Homeowner complaint that front entrance tree cracking house foundation, would like HOA to remove/grind these tree roots
- Crime Awareness: Reviewed for following reports, also added to website crimeawareness page
 - Kicking on front door and caught on security camera by homeowner (10/31)
 - Several vehicles were being looked inside and doors checked for opened doors (10/31-11/3)
 - Vehicle breakin on White Oak Gardens Dr, passenger window broken (11/3)

Meeting adjourned: by Ronda Shepherd, President at 9:15 A.M



Approved: Secretary, White Oak Springs HOA