

**White Oak Springs Homeowners Association
2023 Annual Meeting of the Members
January 24, 2024**

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held Wednesday, January 24, 2024, at VFW Post 8905 at 21902 Northwest Fwy, Cypress, TX 77429 at 7:00 PM.

1) Quorum/Call to Order:

A quorum was established by proxy and attendance. Board President, Aldo Garcia, called the meeting to order at 7:10 pm.

Board of Directors Present:

Aldo Garcia, President
Eugene Watkins, Vice President
Ronda Shepherd, Secretary

Absent

Marie Godard, Treasurer
Henry Hernandez, Director

Community Manager: -

Lee Waldheim was present from Action Property Management (APM)

2) Introductions

Introductions of the board and APM representative by Aldo Garcia

3) Minutes

Eugene Watkins reviewed the minutes from July 19th, 2023, and they were approved by Ronda Shepherd, Treasurer.

4) Financial Report, Lee Waldheim

Lee Waldheim with Action Property Management provided a brief breakdown of the financial report for 2023 finances and the projected budget for 2024.

5) Old Business, Aldo Garcia

- Texas Pride Fuel Increase Letter: Texas Pride sent a letter for an additional fuel charge to be added to the monthly bill. This was optional so the board did not agree to pay the charge and did not sign the letter.
- Sidewalk Repair: This is still scheduled for Q1, 2024.

- Lights at front marquee: The spotlights at the front marquee were again stolen even though they were secured differently (glued down). The board will discuss other options for lighting.
- Led street light upgrade: The LED upgrade is a little behind. Due to be started in the 2nd or 3rd quarter of 2024.
- Knuckle and Cul-de-sac parking: Residents were reminded of the difference between knuckle and Cul-de-sac parking and encouraged to call the non-emergency line for improper parking.

6) New Business

- Aldo Garcia and Lee Waldheim with APM explained that the 501C application was to have the neighborhood listed as a tax-free entity. This process cost \$5650.00 which has been budgeted for 2024. The process can take 6-18 months longer to complete.
- Front water leak: Aldo Garcia explained the issue with the front water leak up front and that the board will look into repair.
- Christmas light winners: Eugene Watkins announced the winners of the Christmas light contest, and the board mentioned the pictures and information can be found on the neighborhood website.
- Newsletter: Aldo Garcia asked for volunteers to pass out the newsletter and to submit material
- Next community meeting: Aldo Garcia announced the next community meeting will be on April 17th.

7) Open forum

- A resident took the podium and expressed his concerns on fireworks and a noise restriction.
 - The resident stated that other neighborhoods have restrictions for fireworks and there is no reason why we shouldn't have it as well. They can cause a housefire. Another resident asked if there were any statistics on how many houses burn down each year due to fireworks.
 - The resident also asked for a noise restriction after midnight to be added as there have been some neighbors playing music all night in their back yard, one night until 3:30am. The sheriff was called but they were not able to access the backyard as the gate was locked.
- Aldo Garcia responded by letting the resident know that the HOA is not allowed to change CCRs and that it must come from a vote from the residents.

It will then go to a lawyer, and it will be a significant expense. He asked the resident to reach out to the county and see what they can do, and they agreed. Aldo also asked the resident to write up a request and send it to the HOA email so the board can review and respond with the process for changing CCRs.

8) Raffle

The raffle winner for the meeting was Bob Schoellkopf.

Aldo Garcia adjourned the meeting at 7:35pm

 _____

Approved: Board Member, White Oak Springs HOA