

# White Oak Springs Homeowners Association

## Board of Directors Meeting Minutes

### February 26, 2023

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, February 26, 2023. A Quorum was established, Marie Godard, President, called the meeting to order at 8:56 A.M.

#### Quorum & Meeting Call to Order:

Quorum was established by proxy and attendance. Board President, Marie Godard, called the meeting to order at 8:56 A.M.

#### Board of Directors Present:

Marie Godard, President  
Aldo Garcia, VP and Treasurer  
Ronda Shepherd, Secretary

#### Absent

Eugene Watkins, Director

#### Community Manager:

No one was present from Action Property Management (APM)

#### Minutes

HOA Board Meeting minutes from 1/15/2023 was reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary

#### Financial Report

Discussed financial report: Cash on Hand: \$136,522.36, Reserves: \$72,450.66 and Money Market: \$64,071.70.

#### Open violations

No new open violations discussed

#### Contract due list

Texas Pride-July 7, 2023

Lawn Management-April 2023-Increase expected, discuss new contract with expectations.

#### Upcoming holidays/events

St Patrick's Day: Mar 17<sup>th</sup>

Good Friday: April 7<sup>th</sup>

Easter: April 9<sup>th</sup>

#### Yard of the month

Aldo to pick YOM for March. Marie to purchase 4 more gift cards.

## Old Business:

### ➤ Maintenance list

- Cracked backflow pipe – Aldo to discuss repair costs with lawn company. Expense could be more if the entire system needs replaced. Marie to send out the padlock code.
- The following is still on hold and will need to be addressed later in the year:
  - 90-degree extension for the water faucet-on hold
- Maintenance needed:
  - Retreat the grass growing in the playground- ask lawn company to help with that.
  - Do a clean up once a month on the playground-didn't address yet
  - Talked to lawn maintenance again about treating the ants around the metal platform and the front entrance. This still isn't getting done

### ➤ Street light led replacement

- White Oak Springs is on the waiting list. Aldo to try and get a monthly update.

### ➤ Construction of Weiser Business Park

- No new news

### ➤ Crime awareness

- No new crime awareness

### ➤ Digital Board and deed restriction sign update

- Only quote that was able to be discussed was over \$10k, no other vendors have replied. This will have to wait for budget or other idea later.

### ➤ Lease Restrictions CCR amendment

- Not enough votes were turned in to meet the requirements. This will be dropped from the agenda.

## New Business

### ➤ Christmas décor rental

- Contact Action Properties and ask if they have any recommendations for rental of Christmas lighting for this year.

### ➤ Entrance lighting options

- Aldo is reviewing other options for the marquee lighting instead of replacing spotlights that keep getting vandalized. Two options are led strips on top and bottom or tree lights that shine down on the marquee - no new news on this.

### ➤ Distribution map for Newsletter/notices

- Ronda to review and redraw lines for newsletter and notice distribution-to be completed before next newsletter

### ➤ Community meeting 4/19

- Aldo to confirm the VFW room
- Agenda to be discussed

### ➤ April Newsletter

- Ronda to start gathering ideas and putting together draft

➤ **Stolen signs**

- Someone stole the communities' signs for meeting/assessment announcements. This is going to cost the community money to replace them. Ask in newsletter for other sign ideas.

➤ **Events**

- Events for Easter and Christmas discussed.
- Board decision on Easter Hunt is pending, but currently there is no interest in volunteers to assist with the event, therefore the likelihood is there will not be an Easter Egg hunt.

**Meeting adjourned:** by Marie Godard, President at 9:39 A.M.

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Approved: Secretary, White Oak Springs HOA