

White Oak Springs Homeowners Association Board of Directors Meeting Minutes November 13, 2022

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, November 13, 2022. A Quorum was established, Marie Godard, President, called the meeting to order at 9:02 A.M.

Quorum & Meeting Call to Order:

Quorum was established by proxy and attendance. Board President, Marie Godard, called the meeting to order at 9:02 A.M.

Board of Directors Present:

Marie Godard, President
Aldo Garcia, Vie-President/Treasurer
Eugene Watkins, Senior Director

Absent

Ronda Shepherd, Secretary

Community Manager:

No one present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 10/16/2022 was reviewed and approved. A copy of the minutes was signed and returned by Eugene Watkins, Sr Director.

Financial Report

Discussed financial report, with operating account balance at \$24,302.65 and reserve account balance at \$52,971.22. Reviewed the status of accounts turned into legal and approved November assessment mailer to be out to homeowners.

Open violations

Reviewed list of open violations and what needs to be closed. There are six items that were closed this period and still missing six ACC applications among the open deed restrictions being monitored.

Contract due list

Cirro Energy – Dec 31, 2022-To be reviewed at the end of December after review of competitors
Flock Camera - Feb 9, 2023-To be renewed
Lawn Management-April 2023-To be reviewed after collection of quotes
Texas Pride-July 7, 2023

Upcoming holidays/events

Thanksgiving: Nov 24-25th

Christmas Front Entrance Décor: Saturday, Nov 26th (rain-day Sunday, Nov 27th, contact volunteers)

Christmas Décor Contest: Dec 1st thru Dec 17th (winner selection Dec 18th)

Christmas & New Year's New: Dec 25th and Jan 1st

Old Business:

- **Maintenance list** – The following is to be addressed in Jan 2023:
 - 90-degree extension for the water faucet
 - Flood light replacement with theft protection-proposed overhead lights in trees (TBD)
 - Cracked backflow pipe
- **Street LED Lights**
 - Agreement sent by Centerpoint was signed to proceed on LED lighting installation in WOS, and Centerpoint is ordering the materials and will schedule the work in 8-12 months.
- **Amendment to CCRs**
 - At the request from members in the Community, a proposed Amendment to the White Oak Springs CCR's will be sent out with the Nov assessment dues to be reviewed and voted on by members (one vote for lot/unit and must be a registered homeowner of the lot/unit).
 - Proposed amendment is regards to short term leases (duration of less than one (1) year).
- **Crime awareness**
 - No crimes reported this period.
- **Digital Board**
 - No progress this period.

New Business

- **Committee Proposed:**
 - **Yard of the Month:** To promote resident participation, we proposed that "Last month's winners" selects "Next month's winners". This will begin with December's YOM.
 - **Playground:** Mulch needs to be added around the super-sonic spinner. Aldo to purchase 4-5 bags of same type mulch and install in park playground. Eugene to spray "Vegetation Killer" overnight to remove grass growing in the mulch
 - **Xmas Décor Committee:** To include Xmas decorating at front entrance, Saturday after Thanksgiving (10am-noon), removal of decorations 2nd week in Jan 2023, and Xmas contest judges. Additional outdoor timers and extension cables needed will be purchased.
 - **Halloween Committee:** Starting in 2023, Halloween contest judges.
 - **Newsletter Committee:** Volunteers in the community to help with topics for the newsletter, and newsletter distributions
 - **Volunteer Selections:** HOA Board members will contact residents to join or participate in different committees. Once completed, captains or leaders will be selected for each committee. Participation & volunteering is the heart of our community.

Xmas Decorating Contest:

- Prizes agreed by HOA Board are 1st prize: \$100, 2nd prize: \$50, 3rd prize: \$25.
- **2023 Community Meeting dates:**
 - Most all of the dates, (with APM available), were Wednesdays which is not preferred. Board discussed leaving the January 2023 meeting as-is to see how the turn-out is before changing the meeting dates to a Tues or Thurs evening, without APM representation.
- **Newsletter:**
 - Action to begin gathering topics for the Jan 2023 newsletter, such as, but not limited to:
 - Announce 2023 HOA Board and Arch Control Committees
 - YOM (Oct thru Dec 2023)
 - Any news pertaining to White Oak Springs, etc.
- **2023 HOA Board Business Cards:**
 - Cards were ordered and received and will go out with the assessment mailer in Nov.
- **Deed Restriction Signs:**
 - Aldo recommended an upgrade to the Deed restriction sign which we will price out.

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



Approved: Board Member, White Oak Springs HOA