

# White Oak Springs Homeowners Association

## Board of Directors Meeting Minutes

### March 19, 2023

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, March 19, 2023. A Quorum was established, Marie Godard, President, called the meeting to order at 9:07 A.M.

#### **Quorum & Meeting Call to Order:**

Quorum was established by proxy and attendance. Board President, Marie Godard, called the meeting to order at 9:07 A.M.

#### Board of Directors Present:

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

#### Community Manager:

No one was present from Action Property Management (APM)

#### **Minutes**

HOA Board Meeting minutes from 2/26/2023 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: \$135,495.40, Reserves: \$64,286.46 and Operating account: \$71,208.94.

#### **Open violations/Legal**

No new open violations discussed. A few new violations and current legal accounts were reviewed.

#### **Contract due list**

Texas Pride-July 7, 2023  
Lawn Management-Renewed

#### **Upcoming holidays/events**

April 9th: Easter Sunday  
April 18th: Tax Day  
May 25th: Last day CFISD

#### **Yard of the month**

Ronda to pick YOM for March.

## Old Business:

### ➤ Maintenance list

- Cracked backflow pipe – Estimate received and work to be completed this week
- 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:
  - New lawn contract includes basic maintenance to the playground including treating weeds and ants.

### ➤ Street light led replacement

- No new news

### ➤ Construction of Weiser Business Park

- No new news

### ➤ Crime awareness

- No new news

### ➤ Digital Board and deed restriction sign update

- New quotes discussed for an outdoor message board which came in a lot cheaper but the board wants to offer the opportunity for a resident to build one (supplies paid for). This will be announced in the newsletter and at the April community meeting.

### ➤ Christmas décor rental

- Still in the process of obtaining quotes from various companies

### ➤ Entrance lighting options

- No new news

### ➤ Distribution map for Newsletter/notices

- New map created and passed out at the meeting.

### ➤ Community meeting 4/19

- Aldo to confirm the VFW room
- Agenda and meeting form discussed
- Gift card for raffle was purchased for the meeting. Elsa Garcia to try and see if we can get donations from the surrounding businesses for future meetings.
- Ronda to put information together for a PowerPoint to present to residents and ask for a vote. TV or projector to be looked into.

### ➤ April Newsletter

- Reviewed and will be passed out before April 1<sup>st</sup>, a copy will need to be emailed to the water district.

### ➤ Stolen signs

- Replacement sign options discussed

### ➤ Events

- No new news

## **New Business**

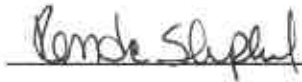
### ➤ **Lawn Contract and other maintenance items**

- New lawn contract put into place at the cost of \$700 per month which includes basic maintenance to the playground including treating weeds and ants.
- New estimate for flowers will be sent after checking to make sure the sprinkler system is working.
- Support braces around the rock at the marquee need to be reinforced, people are stepping on it and the rocks are rolling into the street.

### ➤ **Overgrown lawn complaint**

- Overgrown lawn complaint for the property directly behind the convenience store was made by a few residents. This was discussed and the property does not belong to White Oak Springs, so the community is not responsible for the upkeep. The community insurance will not pay for any issues if there is a problem with the lawn crew. This to be discussed at the community meeting.

**Meeting adjourned:** by Marie Godard, President at 10:02 A.M.



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Approved: Secretary, White Oak Springs HOA