

**White Oak Springs Homeowners Association  
Board of Directors Meeting Minutes  
January 12, 2025**

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday January 12, 2025.

**Quorum & Meeting Call to Order:**

Quorum was established by attendance. Board President, Ronda Shepherd, called the meeting to order at 8:06 A.M.

Board of Directors Present:

Ronda Shepherd, President  
Aldo Garcia, Secretary  
Marie Godard, Treasurer  
Henry Hernandez, Director

Absent:

Rafael Melgoza, Vice-President

Community Manager:

No one was present from Action Property Management (APM)

**Minutes**

HOA Board Meeting minutes from 12/08/2024 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

**Financial Report**

- Discussed financial report:

CITBank Operating:	\$ 2,082.53
CD Bonds @4.86%:	\$27,983.70 (\$9K matures 3/20/2025, \$9k matures 6/20/2025)
Alliance Operating	\$24,726.16
Alliance Reserves	\$21,730.98
Alliance CD Bonds	<u>\$50,000.00</u> (7-month)
Total	\$126,523.37
- 12/20 CITBank \$9000 CD matured and was deposited into Alliance Operating on 1/9. This will be transferred back to the Alliance Reserves in Jan 2025.
- 501-4C status: Paperwork in progress with Accounting Firm

**Open Violations/Legal**

- Ronda to discussed open violations not being checked during inspections & missing repeated ones.
- Dec inspection was skipped.
- Board reviewed 2 accounts in legal for any progress/changes.
  - Payment from Barsalou rec'd 1/8 should close 1 of 2 accounts (need to confirm with APM)

### **Contracts due and possible increase for 2024**

- Flock Safety increase for 2025: \$250/annual per camera. (invoicing in Feb 2025)
- Texas Pride 12/9/2024 letter received regarding TP now under new management.

### **Events**

- Easter Egg hunt for 2025, mass email was sent for volunteers needed to coordinate and plan.

### **Upcoming holidays**

- None

### **Old Business:**

- Landscaping Idea were requested in newsletter to all residents – no responses to date.
  - Possible suggestions are Boulders, Cement Pots (same as HCA), Krazy Grass with purple flowers)
- Front Entrance pine tree removal near brick wall that is leaning.
  - Service request with HC to extend sidewalk also includes tree removals.
- Streetlight led replacement: CenterPoint contacted & we're scheduled for next few months.
- Sidewalk repairs: Harris County confirmed that WOS remains on their schedule, but they are experiencing delays due to summer storms.
- Sidewalk extension: Request to see if HC would extend sidewalk to the corner of the Gas Station
  - Marie to submit HC service request. This would mean the removal of 3 trees along brick wall.
- Commercial Vehicle definition & parking: Working with legal, additional night inspection delayed.
  - Aldo to order an additional sign to install on Deed Restriction front entrance sign.
  - Marie waiting for reply from Barsalou on supporting documentation to begin night inspections.
- Corporate Transparency Act: In effect 1/1/2025 but delayed to 1/13 for APM to file with the courts.

### **New Business**

- Next Newsletter is currently April 2025, but a FLYER will go out Mid-June & Dec to ask neighbors to be courteous and be good neighbors during fireworks events and loud parties.
- Crime Awareness: Mailbox Theft (on Gentry Rd), Homeless sleeping on lawn in front entrance discussed. Both added as CRIMEAWARENESS reports on our website.
- \$100 gift cards purchased for 4 community meetings.
- Noise Ordinances and the CCR requirements – to sent flyers 2 weeks prior to a firework event.
- Nuisance abatement program: Will include in next newsletter for interested residents.
- Discuss Xmas's survey as a voting option and agree that it should be used again in Dec 2025.

Meeting adjourned: by Ronda Shepherd, President at 9:00 A.M



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Approved: Secretary, White Oak Springs HOA