

**White Oak Springs Homeowners Association
Board of Directors Meeting Minutes
February 18, 2024**

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday February 18, 2024.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Aldo Garcia, called the meeting to order at 8:05 A.M.

Board of Directors Present:

Aldo Garcia, President
Eugene Watkins, Vice President
Marie Godard, Treasurer
Ronda Shepherd, Secretary

Absent:

Henry Hernandez, Director

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 01/24/2024 was reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary

Financial Report

- Discussed financial report:

Operating account: \$78,247.41

Reserves: \$76,667.82

Total Cash: \$154,915.23

- 501-4C status: Paperwork started
- Massive increase expected by Texas Pride in July. Bids will be requested by other companies that serve our community area closer to due date.
- APM increase of 5%
- Cube Smart storage increase from \$82-\$102
- Flock Safety contract renewed - \$4320.00
- Transfer of funds from operating account to reserves of \$10,000

Open violations/Legal

Discussed current violations and legal accounts. Several violations are not being reported.

Contracts due and possible increase for 2024

Texas Pride

Upcoming holidays/events)

Easter-Due to lack of interest and volunteers, Board voted to not do any activities this year.

Old Business:

- **Maintenance list**
 - General playground maintenance-Eugene to go and nail down stakes that are coming up on the parameter edging. Still need to find a company to help with maintenance.
 - Electrical by the front entrance-Aldo to find an electrician
 - Walking trail signs-need cleaning
 - Front rock border-repaired
 - Sprinkler system-repaired
- **Streetlight led replacement**
 - Moved to summer of 2024
- **Sidewalk repairs**
 - No new news
- **Holiday activities**
 - No new news
- **April Newsletter**
 - No new news

New Business

- **Crime awareness**
 - Business signs are being unlawfully removed from the surrounding area. These signs are private property and if caught, it could mean legal action to the person removing them.
- **Spotlight Enclosures**
 - Lawn company to send quote
- **Flowers and Mulch for front area**
 - Ronda to plan with lawn company and purchase plants
- **MUD 248 is replacing the culverts in the drainage pond areas.**
 - Work is almost complete.
- **Homeowner request of banning fireworks and noise restrictions**
 - A request to change the CCR's to ban fireworks and implement a noise restriction has been made by a homeowner. A few members of the board met with the homeowner and discussed the request. After bringing the concerns to the full board,

the board has voted against pursuing this request. The change in CCRs would require a majority vote of the homeowners and will be very expensive to update, homeowners having to pay the expense through the operating account.

Meeting adjourned: by Aldo Garcia, President at 8:45 A.M.

A handwritten signature in cursive script, appearing to read "Ronda Slayback", is written above a horizontal line.

Approved: Secretary, White Oak Springs HOA