

**White Oak Springs Homeowners Association
Board of Directors Meeting Minutes
December 17, 2023**

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday December 17, 2023.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Aldo Garcia, called the meeting to order at 8:00 A.M.

Board of Directors Present:

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

Absent:

Henry Hernandez, Director
Eugene Watkins, Vice President

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 11/12/23 was reviewed and approved. A copy of the minutes was signed and returned by Marie Godard, Treasurer.

Financial Report

- Discussed financial report:
 - Operating account: \$32089.81
 - Reserves: \$66233.89
 - Total Cash: \$98323.70
- 501-4C status: Paperwork in progress
- 2024 assessments are being deposited

Open violations/Legal

Discussed current violation and legal accounts and how to handle new violations being reported. Two deed violations to be discussed with APM for clarification. (screening for generator, CV in PV)

Contracts due and possible increase for 2024

Texas Pride (July 2024)
Cincinnati Insurance (Oct 2024)
Flock Safety (Feb 2024)
APM (Jan 2024)

Yard of the month

Aldo to pick YOM for January

4 additional gifts cards were purchased by board member and will be reimbursed.

Upcoming holidays/events)

New Year's Day

Old Business:

➤ **Maintenance list**

- General playground maintenance-Aldo to check with a recommended company
- Walking trail signs-need cleaning- Aldo to take care of
- Front rock border needs repair, breaking down. Pending quote from Roberto to Aldo
- Sprinkler system at the front of the marque not working. Pending quote from Roberto to Aldo
- Backflow preventor needs to be insulated for winter. Leave as-is with insulated wrap
- Key distribution to leave as-is
- Welcome Package updates for Oct 2023-Oct 2024 term (pending updates by Ronda)

➤ **Streetlight led replacement**

- No new news

➤ **Sidewalk repairs**

- No new news

➤ **Holiday activities**

- Christmas Santa Event was a major success for all that came out. Event sponsored by Ezee Fiber.
- Christmas yard decorating contest, judges overall selected winners: 10814 White Oak Falls, 13922 White Oak Springs, 10803 White Oak Trace.
- Christmas Santa event, WOS Christmas, and Christmas Yard Contest winners album uploaded on the website with pictures provided by residents.
- Check reimbursements for prizes are being processed

➤ **January Newsletter**

- Ronda has the first draft ready for review and waiting additional pictures for Christmas events. Jan newsletter will not be able to print until after the 1st

New Business

➤ **Crime awareness**

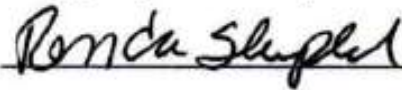
- 2nd recent Mailbox Theft
- Water Quality letter
- Spotlight stolen/vandalized

➤ **New board actions and adjustments**

- Business Cards – Received and distributed by Aldo
- January YOM to be selected by Aldo

- Board meeting time/dates – Continue with third Sundays of each month but change the time to 8:00 am
 - Community meeting dates and times for 2024 added tentatively to website; Jan 24, Apr 17, Jul 17, Oct 23) (pending VFW reservations – Aldo)
 - Spotlight at front stolen. ([alternative](#) solution is being discussed)
- **View of buildings from neighborhood**
- No new news

Meeting adjourned: by Aldo Garcia, President at 8:55 A.M.



Approved: Secretary, White Oak Springs HOA