

White Oak Springs Homeowners Association

Board of Directors Meeting Minutes

May 15, 2022

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, May 15, 2022. A Quorum was established, Marie Godard, Board 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 9:05 A.M.

Board of Directors Present:

Marie Godard, President
Ronda Shepherd, Secretary
Eugene Watkins, Treasurer
Erika Valdez, Director
Aldo Garcia, Senior Director

Absent

None

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 4/24/2022 was reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary.

Financial Report

Only one trash suspension and 4 payment plans in effect.

Discussion on Texas Pride increasing the prices.

- Price increase of 16.3% for May 1, 2022 and another anticipated increase of 3.75%.
- Money will have to be used from the reserves to cover this charge while the HOA Board reviews possible options.
- Anticipating more increases with other contracts coming due in 2023, which includes APM charges, storage, water charges, insurance, and possibly Flock camera fees.
- Preliminary budget for 2023 shows the assessment fees will need to be raised the capped amount of 10% every year until farther notice. Even with the 10%, it may deplete any reserves WOS has and recovery may not be possible.

Ronda Shepherd attended the MUD248 meeting on May 11th to petition for the water department to add the trash fees to the monthly water bill. Marie Godard (Vice president of the MUD board) helped in the discussion. The MUD board has asked for a presentation to be presented at the next meeting while they

consider the proposal. If approved, it will take up to 90 days to put in place. Until then, the increased trash fee will be taken from WOS reserves. If not approved, other options will need to be explored such as cutting other services.

Open violations

Erika brought a full list of all violations for each board member to review. It was split into sections and each board member is to review their section and report if violations have been closed.

Contract due list

Texas Pride-July 7, 2023

Cirro Energy – Dec 31, 2022

Flock Camera-October, 2022

Lawn Management-April, 2022

Upcoming holidays/events

May 30th – Memorial day

June 19th – Father's Day

July 4th – Independence Day

Sep – Community Garage Sale

Yard of the month

Aldo to pick YOM for May.

Ronda brought a map of the previous year YOM and noted delinquencies. This will help in picking other YOM winners.

Old Business:

➤ Playground –

- The final piece of equipment, the super spinner, was installed.
- The lock on the playground gate was tampered with. Aldo met the contractor and the lock was fixed. The contractor explained someone was trying to change the combination.
- Electrical outlet still needs to be fixed but hold off until solution is found for the 2023 budget.
- Trash will need to be checked once a week and emptied.

➤ Maintenance list– The following needs to be addressed pending budget challenge resolutions:

- 90-degree extension for the water faucet-on hold
- Flood light replacement with theft protection-on hold
- Sprinkler system-The solution for the sprinkler system was found and it was repaired for a cost of \$650. It is programmed to run 1x each zone a day, every other day.
- Cracked backflow pipe- Cost to fix the pipe starts at \$250. This cost could possibly increase if other problems are found. Backflow is not needed at this time so decision made to hold off on this until next year to not deplete the budget.

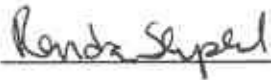
➤ Front landscaping and beautification

- Some of the flowers have died due to the sprinkler issues at the front. Lawn crew was asked to replace them.
- **Commercial vehicle overnight parking sign**
 - Placement of signs have been approved. Should be installed in 3-6 weeks (location to be decided by the precinct).
- **Construction end of Gentry Rd entrance into Hemwick**
 - New bid approved and construction will start at the end of June. Construction will last a year.
- **Construction of Weiser Business Park – No new news**

New Business

- **Community Garage sale**
 - Planning needs to start.
- **MUD 248 open house**
 - On hold
- **MUD 248 activities**
 - Shrimp boil-attended by Marie and Ronda.
 - Precinct #3 AWBD townhouse meeting 5/19 6:30-8:30
 - Sherriff's appreciation-TBD

Meeting adjourned: by Board President, Marie Godard at 10:16 A.M.



Approved: Board Member, White Oak Springs HOA