

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

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday September 17, 2023. A Quorum was established, Marie Godard, President, called the meeting to order at 9:01 A.M.

Quorum & Meeting Call to Order:

Quorum was established by proxy and attendance. Board President, Marie Godard, called the meeting to order at 9:01 A.M.

Board of Directors Present:

Marie Godard, President
Ronda Shepherd, Secretary
Aldo Garcia

Absent:

None

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 8/20/2023 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: \$110,435.41, Reserves: \$65,584.62 and Operating account: \$44,850.79.

Discussed check signing and bank access

Discussed preliminary budget

Open violations/Legal

Violations were discussed and current legal accounts were reviewed

Contracts due and possible increase for 2024

Texas Pride

Cincinnati Insurance

Flock Safety

APM

Yard of the month

Marie to pick YOM for October

Upcoming holidays/events

October 26th: Annual Community meeting with elections

Halloween in the Playground - Ronda to ask about using the pipeline property

Christmas Décor plans with contest, judges, prizes (pending more discussion)

Old Business:

➤ Maintenance list

- Weeds are growing again on the top and front of the front Marquee-will be discussed with lawn company
- Trash not being emptied in the playground-will be discussed with the lawn company
- Look at the mulch height under super spinner-will leave as is for now
- Update on front rock border-leave as is for now
- General playground maintenance-Check to see for companies that do servicing
- Walking trail signs-need cleaning

➤ Streetlight led replacement

- No new news

➤ Entrance lighting options

- Spotlight Installation completed

➤ Sidewalk repairs

- Marie is working with HC Precinct # 3 to get some sidewalk repairs done Q4 of 2023, or early Q1 of 2024.

➤ Holiday activities

- Halloween: Planning started
- Christmas planning discussed

➤ October Newsletter

- Discussion on some content
- Add the new neighbor content back into newsletter
- People to help with distribution

New Business

➤ Next community meeting: October 26th

- Discussion of mailers and what is needed for annual elections

➤ Crime awareness

- Optic company issues which include:
 - Water theft
 - Water main breaks (4)
 - Pipeline crew parking
- Silver alert

➤ **Welcome packages**

- Discussed what is needed to review the welcome packages for new neighbors. This is usually done after the election meetings and new business cards are printed.

➤ **HOA tasks**

- Task list reorganized and some discussion was made. Still needs review

➤ **New legislation**

- Discussed new legislation for HOA's

Meeting adjourned: by Marie Godard, President at 9:58 A.M.



Approved: Secretary, White Oak Springs HOA