

# White Oak Springs HOA Board of Director Meeting Minutes August 16, 2020

## 1) Quorum/Call to Order

Quorum was established by attendance. Board President, Marie Godard, called the meeting to order at 9:11am. Meeting was held by conference call.

### Directors Present:

Marie Godard	President	Natasha Fuller	Secretary
Jay Hooper	Treasurer	Rick Scanlin	Director

### Directors Absent:

Angela King	Vice-President
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### Community Member(s) Present:

Samuel (Eugene) Watkins	Erika Valdez
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Community Manager: Action Property Management was not necessary and did not attend.

## 2) Minutes

Board review meeting minutes from 7.19.2020 and approved. Approved minutes will be uploaded to the website.

## 3) Financial Report

Board Treasurer, Jay Hooper provided a brief breakdown of financial reports on 2020 finances and bank balances as shown in the July financials, as well as review of 2020 assessment collections and delinquent accounts. Assessment collections are at an all-time high of 98%, with 16 delinquent accounts. There is 1 account with trash pickup suspended, 2 on payment plans, 1 in legal, 2 under watch, 4 overpayment accounts, 14 violation letters sent in July, 2 new homeowners in July. Jay will also confirmed that APM send letters to the delinquent accounts with small balances as a reminder they are due.

## 4) Old Business Review

- No update on ACC application changes more specific to landscaping changes.
- Results of Flock Safety voting at 25 = yes, 6 = no. Of the 140 homes, 17.86% are yes, 4.29% are no. The majority vote is yes.
- Jay updated board on her meeting with Flock Safety on questions. The costs to Flock to terminate mid-way thru a contract is \$500, and any unused months would be refunded. Camera repairs are at \$350. The HOA will do some google searches to see for alternates or competitors of Flock Safety to see if there is more affordable pricing.
- Eugene updated the board on Sprinkler repairs with contractor Roberto Correa. Contractor reduced the price to \$380 to include sprinkler heads at main system that were leaking water, leak repairs & sprinkler head replacements found on the system, plus getting the hunter node (timer) programmed and two 9-volt batteries installed. Once Eugene gets this breakdown in writing the HOA board will vote for the repairs.

## 5) New Business:

- HOA Board discuss the possibility of a 2020-2021 virtual election due to Covid-10 and reviewed the proposed plan that is announced on the Website HOME tab. Waiting on APM review of plan.
- Marie updated the board on WOF board meeting that she was invited to attend. They had walking trail questions and some interests in some of our ideas for WOS.
- Marie provided an update on walking trails trash bins collection by district 61, level ground by contractor, and green paint markers where cement is thicker where tractors cross over the trails.
- Marie provided an update on the Dead End sign at the end of White Oak Falls Ct. The Commissioners Office is reviewing for possibly streets project to add additional signage such as “no parking at any time”, “vehicles will be towed at owner’s risk”, etc.
- Marie let the board know that at least 2 ACC applications were delayed over 2 weeks, but not due to the WOS Architectural Control Committee, but due to minimal staffing at APM. Both homeowners contacted board members who contacted APM to push the ACC application thru.
- Newsletter articles for the Oct 2020 Newsletter proposed are:
  - Eugene suggested 7.19.2020 meeting to remind homeowners that due to Covid-19 challenges, payment plans are available for the 2021 assessments that will be mailed out in Nov 2020.
  - Eugene suggested an announcement for the Virtual Voting.
  - Rick will visit local new business on Huffmeister to see if any are interested in turning in Business Cards to advertise in the newsletter. We have 3 other business that was already requested this. This is free advertisement.
  - Marie will provide an update on the WOF, WOS walking trails from the MUD248 meetings.
  - Erika will provide an article on Halloween Safety – particularly for Covid-19
  - Angela will be ask to provide a Flock Safety camera update and next steps.
  - Regular articles will also be included such as YOM, HOA Board members, ACC Application reminder, Happy Announcements, contact info form to receive important updates.
- Jay to contact Barsalou for the HOA Board annual free meeting and options for the meeting.
- One board member reported a neighbors having unapproved signs all over there front property. Pictures were taken and will be turned into APM for the CCR violation.
- New renters in the house For Sale on White Oak Falls Ct.

## 6) Board of Directors Meeting Adjourn

- Board President, Marie Godard adjourned the general board meeting at 9:49am.



Approved: Board Member  
White Oak Springs HOA