

White Oak Springs Homeowners Association

Board of Directors Meeting Minutes

August 21, 2022

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, August 21, 2022. A Quorum was established, Marie Godard, President, called the meeting to order at 9:00 A.M.

Quorum & Meeting Call to Order:

Quorum was established by proxy and attendance. Board President, Marie Godard, called the meeting to order at 9:00 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 7/17/2022 was reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary.

Financial Report

Discussed accounts turned into legal and current accounts with credits and debits.

Open violations

Reviewed list of open violations and what needs to be closed.

Contract due list

Texas Pride-July 7, 2023
Cirro Energy – Dec 31, 2022
Flock Camera-October 2022 (Updated to Feb 2023)
Lawn Management-April 2023

Upcoming holidays/events

Labor Day: Sep 5th
Grandparents Day: Sep 11th
Halloween: Oct 31st

Yard of the month

Aldo to pick YOM for July. Ronda will also update the YOM map with current delinquencies and past YOM.

Old Business:


- **Maintenance list**– The following was not discussed at this meeting but will need to be addressed when the budget issues are decided upon:
 - 90-degree extension for the water faucet-on hold
 - Flood light replacement with theft protection-on hold
 - 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.
 - Gate on the playground seem to be broken. Will be left as is for now
- **Playground General Maintenance**
 - Eugene has volunteered to take ownership of the playground and general maintenance such as trash bag, etc.
- **Construction end of Gentry Rd entrance into Hemwick**
 - Gentry Road has had one lane closed. Unknown if or when there will be full closure
- **Excessive parking in the neighborhood**
 - No more complaints but will be monitored.
- **Street light expense**
 - Marie has been reaching out to Centerpoint to ask about replacement of streetlights to LED bulbs. Aldo will try to contact.
- **Construction of Weiser Business Park**
 - No new news
- **Newsletter: October newsletter will be started this month. Some ideas to include:**
 - Christmas decorating contest (neighbors to judge?)
 - Board elections, 3 positions open
 - Volunteer opportunity
 - Preparation for winter
 - Fee announcement in November
 - Encouraging articles
 - School holidays
 - Halloween safety
 - Trash holiday schedule
 - Front entrance decoration for Christmas
 - Info on a transfer switch for generator
- **Community Garage sale**
 - September 17-18
- **MUD 248 activities**

- No new news
- **Crime awareness**
 - No new crime reported

New Business

- **Budget 2023 meeting**
 - Marie has been working hard with APM on the budget for 2023.
- **Improvements to the front entrance**
 - Marie shared pictures of the rocked in area at the entrance of the hospital. This would be a great idea for our front entrance as we are still having trouble with the vegetation. Erika to speak with the lawn service about an estimate.
 - Ronda to investigate pricing for digital message board as installed in White Oak Cliff.
- **Board elections**
 - Next community meeting is October 20, 2 positions are up for re-election. Meeting notice to be sent out with Proxy form and voting information

Meeting adjourned: by Marie Godard, President at 10:05 A.M.

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Approved: Board Member, White Oak Springs HOA