

White Oak Springs Homeowners Association

Board of Directors Meeting Minutes

February 20, 2022

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, Feb 20, 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 9:02 A.M.

Board of Directors Present:

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

Absent

Aldo Garcia, Senior Director

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 1/23/2022 was reviewed and approved. A copy of the minutes will be signed and returned by Ronda Shepherd, Secretary.

Financial Report

Discussed current assessment fee listing and penalty phase for non-payment (trash suspension).

Reviewed contracts coming up for renewal: Landscaping in May. All others next year, expecting an increase.

Tax review for neighborhood: Question from resident on the possibility of a MUD tax raise due to new construction triggered a review by Marie Godard of the taxes. Showed we have not had a raise in taxes in several years and it is very low compared to other areas. Marie to put a report together for next newsletter.

The board agreed with the information provided and the meeting continued.

Community board meeting review

Reviewed the meeting minutes from the community board meeting on 2/10/2022.

Old Business:

- **Construction end of Gentry Rd entrance into Hemwick** – No new news
- **Construction of Weiser Business Park** – No new news
- **Water meter online monitoring** – No new news
- **Water usage** – No new news
- **Playground progress** – Few items still to take care of:

- Picture of board members in front of playground once completed - TBD
- Camera for playground discussed - Need access to some kind of Wi-Fi and a solar type camera. Aldo Garcia assigned to look into this.
- Thank you notes to the MUD board – Discussed ways to get thank you notes to the board. Remind residents of this maybe on app.
- Playground rules sign – Ronda Shepherd to drop off sign to Eugene Watkins so the maintenance team can install as soon as the playground is completed.
- Door hangers to be distributed by Tuesday if the fence is completed
- **Easter Egg hunt**– No new news, maybe change of location to playground area
- **Replacement of vandalized spotlights** – Eugene Watkins and Aldo Garcia looking into options for replacing spotlights and securing them. The outlet at the front needs to be moved into a box for safety.
- **Front landscaping and beatification** – Marie Godard, Erika Valdez and Ronda Shepherd to start making plans for the landscaping around the common area. Plan to start working on it in late March, early April
- **Contact list**– Erika Valdez to verify the contact list is updated

New Business

- **Yard of the Month** – Erika Valdez to pick the yard of the month for March.
- **Violation Listing** - Erika Valdez to review listing and send any questions.
- **Newsletter for April** – Several ideas discussed for the newsletter, draft needs to be started by Ronda Shepherd
 - Remind app and Flock safety instructions
 - Interview a local business-Eugene Watkins
 - Add Trash pickup dates to first page
 - One full page for playground information
 - Safety articles
 - Feel good article
 - Q&A from the “hood” -play with that title
 - Reminder to pressure wash
 - Tax screenshot
 - ATT cable install in the news
 - Add advertisements
- **Next board meeting** – 3/27/2022

Meeting adjourned: by Board President, Marie Godard at 10:09 A.M.

Ronda Shepherd

Approved: Board Member, White Oak Springs HOA