

White Oak Springs Homeowners Association
2023 Annual Meeting of the Members
October 26, 2023

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held Thursday, October 26, 2023, at VFW Post 8905 at 21902 Northwest Fwy, Cypress, TX 77429 at 7:00 PM.

1) Quorum/Call to Order:

A quorum was established by proxy and attendance. Board President, Marie Godard, called the meeting to order at 7:00 pm.

Board of Directors Present:

Marie Godard, President
Aldo Garcia, Vice President, Treasurer
Ronda Shepherd, Secretary

Absent

Henry Hernandez, Director

Community Manager: -

Lee Waldheim was present from Action Property Management (APM)

2) Introductions

Introductions of the board by Marie Godard

3) Minutes

Aldo Garcia reviewed the annual meeting minutes from 10/21/2022 and they were approved by Ronda Shepherd, Treasurer.

4) Election Results

By election majority vote, Eugene Watkins, Marie Godard, and Ronda Shepherd will fill the open terms for the Board of Directors.

5) Financial Report

Lee Waldheim with Action Property Management provided a brief breakdown of the financial report on 2023 finances and the projected budget for 2024 keeping assessments at \$635.00.

6) New Legislation

Marie Godard covered all the new legislation for 2024 concerning neighborhoods and HOA.

7) Other Business

- 1. Crime:
 - Marie Godard informed the residents of the crime section on the community website.
 - Mailbox theft from 10/25 was discussed and what the residents can do. The image of the vehicle was shown from the Flock cameras. All the information has been added to the community website.

8) Open Forum

Homeowners concerns that were brought before the board:

- Concerning the 2024 budget:
 - Are there notices when the expenses rise? Lee Waldheim described the difference on the types of expenses and how the variable expenses such as electricity have to be estimated. Other items require quotes from the business.
 - Question on the electric rate and how it is locked in
 - Marie Godard answered a question on the rise of insurance. She explained the different insurances and the locked in rate.
 - Questions on who is paying for the new LED streetlights. Marie Godard explained that the expense is covered and paid for as a combined cost by all neighborhoods in the electric bill
- A resident brought a concern about flooding in front of the mailbox on White Oak Point Court. The board took note and will discuss.
- A couple of residents brought up property damage concerns from Ezee Fiber coming into the neighborhood to lay lines. Marie Godard mentioned that their contact information is on the neighborhood website and to contact them directly.
- The mailbox theft was discussed and how important it is to be vigilant on strange cars driving through the neighborhood and if possible the residents may want to check their mail every day.
- A resident stated that the trash cans are still being left in the street after pickup. There was a recent incident of a car hitting one. The board will discuss with the trash company again.
- Question on deed restrictions. The residents were informed to contact APM with questions on letters.

- A resident asked if the front of the neighborhood was going to be decorated this year for Christmas. The board said plans are in place and they need volunteers to install and remove.

Marie Godard adjourned annual meeting at 8:03pm.

9) Adjournment of Annual Community Meeting

The first Quarterly Community Meeting will take place in 2024 and TBD at this time. With no further business to be brought before the board members, the meeting adjourned at 8:03 pm.



Approved: Board Member, White Oak Springs HOA