

White Oak Springs Homeowners Association Board of Directors Meeting Minutes September 26, 2021

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, Sept 26, 2021. A Quorum was established, in the absence of Board President, Eugene Watkins, Board Treasurer, Marie Godard called the meeting to order at 9:00 A.M.

Quorum & Meeting Call to Order:

Quorum was established by proxy and attendance. Board Treasurer, Marie Godard, called the meeting to order at 9:00 A.M.

Board of Directors Present:

Eugene Watkins, President (Traveling)

Marie Godard, Treasurer

J. Hooper, Secretary

Aldo Garcia Director

Erika Pena, Director

Community Manager:

No one was present from Action Property Management (APM)

Minutes

Board reviewed the Quarterly Community Meeting Notes & the WOS Executive Board Meeting Notes from 8/15/2021 and to what was sent out to the group. Both copies of the notes will be signed and returned by J. Hooper, Secretary, to forward to APM.

Financial Report

Board Treasurer, Marie Godard, provided the board in advance of the meeting a brief breakdown of the financial report on the August 2021 finances and bank balances as shown in the August financials, as well as a review of 2021 assessment collections and delinquent accounts.

Operating Account \$31416.63

Reserves Account \$50055.63

Total Operating and Reserves: \$81472.26

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

Old Business:

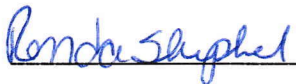
- **Sprinkler Box** – Sprinkler box was re-keyed and key-holders were provided new keys.

- **Brick wall** – The brick repairs are were completed and invoices paid.
- **Automated Meters** – Automated meter installed remaining in progress for all of MUD248.
- **Garage Sale** – Erika reported that the 1st WOS Garage Sales were a success and look forward to doing more in the future.
- **National Neighbor Day** – Erika reported that she will be handing out goodies at the school bus drop-off on her corner and to her neighbors.
- **Movie Nights** – Issues around a possible outdoor movie night were discuss and this was place onhold.
- **Newsletter** – Newsletter was distributed before 9/26/2021 so the annual elections steps are current.
- **Sign or Meeting Flags** – Jay Hooper reported that these were received.
- **Camera Tree Limbs** – Aldo reported that he worked with the homeowner and the limbs are trimmed.
- **CCR Violations** – Board reviewed several 6 open violations that are placed on a watchlist.
- **Re-plat/Playground** – Marie reviewed the schedule for the signing of the Recordable Plat, and Recordation Deadline. If the schedule remains ontrack, the playground should be installed in Q1 of 2022.
- **Brick wall** – The brick repairs are were completed and invoices paid.

New Business

- **Yard of the Month** – Jay to select October 2021 YOM winner
- **Xmas Contest** – Board members Eugene, Aldo, and Marie agree to donate to the winning gift cards
- **Senate Bill - 1588** – Marie reviewed 13 new legislative laws effecting HOAs effective 9/1/2021
- **White Oak Falls Ct** – Erika reviewed homeowner complaints on the new construction and fencing. Erika is reaching out to Developer to see if anything can be done to accommodate the homeowners and their concerns.
- **Annual Elections** – Board reviewed election notice (9/24/2021), proxy notice (10/11/2021), election night expectations with Aldo being the M.C. for each nominee. Courtesy reminder to homeowners of Hemwick Place road asphalting project and road closure on Gentry Rd at White Oak Gardens Dr.

Meeting adjourned: by Board Treasurer, Marie Godard at 9:50 A.M.

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Approved: Board Member, White Oak Springs HOA