

White Oak Springs HOA  
Board of Director Meeting Minutes  
September 20, 2020

**1) Quorum/Call to Order**

Quorum was established by attendance. Board President, Marie Godard, called the meeting to order at 9:00am. 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

Community Manager: Action Property Management was not necessary and did not attend.

**2) Minutes**

Board review meeting minutes from 8.16.2020 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 August financials, as well as review of 2020 assessment collections and delinquent accounts. Assessment collections are at an all-time high of 98.6%, with 18 delinquent accounts. There is 1 account with trash pickup suspended, 2 on payment plans, 1 in legal, 2 under watch, 4 overpayment accounts, 28 violation letters sent in August, 1 new homeowner.

**4) Old Business Review**

- Jay Hooper provided an update for cameras which the HOA is proceeding forwards with that Flock Safety, out of Atlanta, has already given us an increase before even signed with them. We are looking at 2 other local competitive business as well as will decide of 1 of these 2.
- Marie Godard updated on Walking Trails and let the group know that the doggie dispensers were removed from the WOS & WOF project, and will be pursuing this thru the MUD248 board.
- Virtual Elections 2021 is underway, ballots letters were sent and sign posted out front and announced on the website. Nominees have to Friday, 9.25.2020 to put their names on the ballot. Proxy letters of the nominees will be sent 9.26.2020. Voting options will be Website (page will be exposed 10.8.2020), by email or postal mail to APM.

**5) New Business:**

- October quarterly newsletter has been printed, courtesy of Angela King, and Natasha Fuller will arranged the distribution of the newsletter to all homes, weekend of 9.26.2020.
- October YOM selection will be done at end of month by Rick Scanlin.
- APM (Lee W) will discuss with Austin Barsalou, our HOA lawyer, when & where to have the annual meeting.
- Discuss "blocking" the HOA sprinkler in front of the first home on the left that gets damaged weekly. Marie Godard to get a quote on this work. Sprinklers will be tentatively shutoff for the winter, Nov thru March.
- Board discussed the 2021 draft budget and have unanimously voted not to have any increases for 2021.
- One board member reported his neighbor having a possible A/C leak that drains to the sidewalk and could be potentially hazardous. Because this is not HOA property, the HOA can only ask APM to send a letter to the homeowner to resolve this, otherwise, the board member will report to Public Health.

**6) Board of Directors Meeting Adjourn**

- Board President, Marie Godard adjourned the general board meeting at 9:41am.

  
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Approved: Board Member  
White Oak Springs HOA