

**White Oak Springs Homeowners Association**  
**Board of Directors Meeting Minutes**  
**May 19, 2024**

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday May 19<sup>th</sup>, 2024.

**Quorum & Meeting Call to Order:**

Quorum was established by attendance. Board President, Aldo Garcia, called the meeting to order at 8:05 A.M.

Board of Directors Present:

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

Absent:

Henry Hernandez, Director

Community Manager:

No one was present from Action Property Management (APM)

**Minutes**

HOA Board Meeting minutes from 04/14/2024 were reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary

**Financial Report**

- Discussed financial report:
  - Operating account: \$33,599.67
  - Reserves: \$27,307.49
  - FCB CD total: \$86,000.00
  - Total Cash: \$146,907.16
- 501-4C status: Paperwork to be completed after tax season

**Open violations/Legal**

Discussed current violations and legal accounts.

**Contracts due and possible increase for 2024**

Texas Pride-July 1<sup>st</sup>, Bids to be taken starting in June

**Upcoming holidays/events)**

Discussed the possibility of an offer from a local company sponsoring an event.

**Community meeting**

- No news for the next community meeting

## Maintenance list

- Water line broken was repaired
- Need to add more mulch in the playground-Aldo to get quote
- Flag needs to be replaced, Marie to contact APM to get it replaced
- Wall near the flagpole needs to be cleaned – Eugene and Henry to look into borrowing a gas-powered power washer.

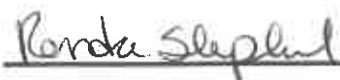
## Old Business:

- **Streetlight led replacement**
  - Pushed back to summer 2024
- **Sidewalk repairs**
  - Waiting on more repairs
- **July Newsletter**
  - School Calendar
  - Decision on Trash contract
  - Commercial parking
  - Remind app
  - Street adoption by resident, FYI on where business signs can be placed

## New Business

- **Crime awareness**
  - Homeless broke the waterline near the flagpole, lawn company responded quickly to turn off water and repaired it the next day. Report filed with the police department for damage and stolen items found in bushes
  - A stick was found propping open the gate for the playground. Suspect that is how non-residents have been getting in
  - Need some ideas of installing cameras, Marie to check with a resident that has experience in these
- **Trash suspension for unpaid assessments update**
  - Discussed the trash suspensions
- **APM as certified management for WOS**
  - APM working with county clerk's office
- **APM office move**
  - APM is in the process of moving offices to a different location. Website will need to be updated along with business cards. Will need to be mentioned in the next newsletter.
- **WOS website review**
  - Marie asked board members to review the website and give suggestions for updating or archiving items.

Meeting adjourned: by Aldo Garcia, President at 8:58 A.M.



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Approved: Secretary, White Oak Springs HOA