

White Oak Springs Homeowners Association Board of Directors Meeting Minutes July 17, 2022

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, July 17, 2022. A Quorum was established, Marie Godard, President, called the meeting to order at 8:58 A.M.

Quorum & Meeting Call to Order:

Quorum was established by proxy and attendance. Board President, Marie Godard, called the meeting to order at 8:58 A.M.

Board of Directors Present:

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

Absent

None

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 6/12/2022 was reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary.

Financial Report

One account turned into legal, Eugene to ask APM about the status
Continued discussion on increases expected for 2023.

- Texas Pride price increase of 16.3% in July, 2022 (instead of May) and another anticipated increase in 2023.
- Money will have to be used from the reserves to cover this charge.
- Anticipating more increases with other contracts coming due in 2023, which includes APM charges, Cirro Energy contract renewals, lawn care, storage and possibly Flock camera fees.
- Preliminary budget for 2023 shows the assessment fees will need to be raised. Budget will be calculated closer to the end of the year to try and correct rates into the budget and the increase will be based off this final budgetary estimate.
- MUD 248 presentation from May 8th was rejected due to a portion of White Oak Falls in a different water district. District 61 will have to bill all or residents and this won't be possible.

Open violations

No updates on open violations.

Contract due list

Texas Pride-July 7, 2023
Cirro Energy – Dec 31, 2022
Flock Camera-October 2022
Lawn Management-April 2023

Upcoming holidays/events

Labor Day: Sep 5th
Grandparents Day: Sep 11th

Yard of the month

Ronda to pick YOM for July. Ronda will also update the YOM map with current delinquencies and past YOM.

Old Business:

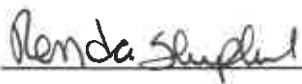
- **Maintenance list**– The following was not discussed at this meeting but will need to be addressed when the budget issues are decided upon:
 - 90-degree extension for the water faucet-on hold
 - Flood light replacement with theft protection-on hold
 - Cracked backflow pipe- Cost to fix the pipe starts at \$250. This cost could possibly increase if other problems are found. Backflow is not needed at this time so decision made to hold off on this until next year to not deplete the budget.
 - Gate on the playground seem to be broken. Will be left as is for now
- **Construction end of Gentry Rd entrance into Hemwick**
 - Nothing new, construction has not started, no new announcements on when this will start.
- **Construction of Weiser Business Park**
 - Poles in the middle of the Huffmeister connection are owned by ATT, they will need to be moved. Estimating open by October.
 - A business has already contracted space. Should not be an issue with the neighborhood.
- **Newsletter**
 - Nothing new
- **Community Garage sale**
 - Date has been decided upon and put into the newsletter. Will be announced at the next community meeting.
- **MUD 248 activities**
 - Possible open house-On hold for now
 - Sherriff's appreciation-Short notice was given but Marie Godard and Ronda Shepherd were able to attend. This was hosted by water district 61 with special guest of Tom Ramsey. Both board members were able to speak to Tom Ramsey and gave him a business card for possible later reference.

- **Crime awareness**
 - The truck and jeep have not been seen in the neighborhood. Board will continue to watch and help if needed.
- **Community meeting**
 - Agenda discussed for community meeting on July 28th. Each board member was assigned a portion to discuss.
- **Website request**
 - The community contacts are not able to be printed. Marie has set up where they can be printed and opened as a PDF.

New Business

- **Voluntary water conservation**
 - The county has implemented voluntary water conservation. The signs were placed at the entrances of the neighborhood.
- **Parking in the subdivision**
 - The neighborhood has been experiencing excessive parking in the streets on weekends which could possibly make it hard for trash and emergency services to access areas of the neighborhood. City ordinances restrict anyone from blocking driveways and HOA restricts parking causing nuisance with the neighbors. Areas to be watched and reported.
- **Street light expense**
 - The electric is a significant expense for the neighborhood. Most of this electric expense is the streetlights. Aldo Garcia will investigate with Centerpoint the possibility of changing these to LED to save money. More discussion will continue on this.

Meeting adjourned: by Marie Godard, President at 10:05 A.M.



Approved: Board Member, White Oak Springs HOA