

White Oak
Springs



2023 December Financials

**White Oak Springs
Homeowner's Association
Held at VFW
21902 NW Freeway, Cypress, Texas 77429
Wednesday, January 24, 2024**

1. Sign-in 6:30pm
2. Meeting starts at 7:00pm (once Quorum is met)
3. Introduce Board & APM Representative
4. Approve July 19, 2023 meeting minutes – Community Meeting notes from Board Member
5. Financial Report from APM/Treasurer - Lee
6. Old Business
 - a. Texas Pride Fuel increase letter
 - b. Sidewalk repair
 - c. Lights at Front Marquee – fixed and stolen again
 - d. Street Light LED conversion
 - e. Knuckle and cul-de-sac parking
7. New Business
 - a. Update on 501c process
 - b. Front water leak for sprinkler
 - c. Christmas light winners
 - d. Christmas event
 - e. Crime Awareness – spotlights stolen
 - f. Newsletter
 - g. Next Community Meeting
8. Homeowner's Open Forum
9. Raffle Drawing
10. Adjourn Meeting

White Oak Springs Homeowners Association Quarterly Community Meeting Minutes July 19, 2023

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held Wednesday, July 19, 2023, at VFW Post 8905 at 21902 Northwest Fwy, Cypress, TX 77429 at 7:00 PM.

1) Quorum/Call to Order:

Quorum was established by proxy and attendance. Board President, Marie Godard, called the meeting to order at 7:05 pm.

Board of Directors Present:

Marie Godard, President

Aldo Garcia, VP/Treasurer

Ronda Shepherd, Secretary

Community Manager:

Patricia Espinosa was present from Action Property Management (APM)

2) Minutes

Aldo Garcia read the meeting minutes from April 19, 2023.

The minutes were then approved by residents and signed by Ronda Shepherd, Treasurer.

3) Financial Report-Aldo Garcia

Reviewed the following finance information from June 2023:

- There were deposits totaling \$1,238.21 in CAB Operating & Money Market accounts. Out of that \$129.00 was for 2023 assessments.
- Cash on hand at the end of the month was \$118,682.54. Of that \$53,531.22 is in the Mutual of Omaha operating account and \$65,151.32 is in the Money Market account

4) Old/New Business-Marie Godard

- Marie discussed the increase for Texas Pride trash service. The initial expectation in expense for the new contract was 20% but with negotiation from the board, the rate only went up about 4%. The cost of trash for the next three years went from \$14.36 a month to \$14.90 a month per household.
- Mulch was added under the super spinner in the playground and the trees were trimmed at the entrance
- A request for hydroseeding a lawn was approved by the committee and the board was curious on how that will turn out. The resident hasn't done the work yet. A resident asked what type of seed that was but the board didn't know.
- Bids for the front marquee have been asked for. The request is to include some kind of protective housing to protect the bulbs and keep them from being damaged/stolen. A resident suggested asking another resident who is an electrician to help with that. Another resident suggested calling reliant to have a street light put in but that would come at a cost.

- Crime Awareness in the neighborhood was discussed along with a couple of handouts. Some of the information was already provided in the newsletter and all the information is available on the community website. The barrels tied to the fence were discussed and a resident suggested calling the fire department to investigate. Marie stressed how incidents even close to the area such as the barrels and RV parked in a parking lot north of the neighborhood can affect our us and asked residents to keep an eye out for things that look suspicious. A resident pointed out that there seems to be a “squatter” house down from the VFW on Gentry and that may be where the homeless are living right now.
- A resident was given a warning by the sheriff so the board wants everyone to know the parking laws and how to park along the streets. A handout was provided about the parking laws and explanation of the difference of a “knuckle” vs a “cul-de-sac” was done. The vehicles must be parked on the right hand (flow of traffic) and 18” away from the curb. This information is also available on the community website.
- Residents were asked to help with the newsletter by either providing articles and or distribution. Marie explained that one of the board members has been designing and the board has been providing most of the content and we think it would be nice to have some input from residents. The community website has all the newsletters ever distributed and residents can look through them.
- The next community meeting will be on October 26th and there will be 3 positions opened for election. Currently there is one vacancy that is available to be filled until October 2023 and one that can be filled until October 2024. The vacancies don’t have to be voted on, just need a volunteer to complete the term. Marie stressed how much fun it is to be on the board and that it doesn’t take a lot of time but really helps out our community.

5) Open Forum

An open forum was held for residents to bring any concerns in front of the board:

- A resident let us know that he saw a car speeding down his street hitting the trash cans on purpose that were left in the street after being emptied by the trash company. One time they almost hit a group of kids with the trash cans and it was intentional. He said the vehicle was driven by a young driver. He let the board know that he brought it up at the last meeting and again requested that the board contact the trash company and have them put the cans back on the yards and out of the streets. Another resident pointed out its dangerous because you can’t see around them and sometimes its like an obstacle course driving around them.
- One resident said there was a neighbor that yelled at one of the kids in the neighborhood about letting their football land in their front yard. The person told the kids they won’t get the football back next time.
- Speeding in the neighborhood is getting worse. It is suspected that most of the cars are heading to the neighborhood behind. The board reminded the residents that they have already checked on getting speed bumps and the count will not put them in due to the hazard it will cause the emergency services. Another resident suggested to aske for extra patrols but that is a temporary fix as when these stop, the speeding starts again. A resident commented that when they are coming into the neighborhood and they get someone that is speeding coming up behind them they go very slow and make them slow down.

- More complaints from residents on commercial haulers being parked in the neighborhood. Aldo reminded we do have the no commercial signs after 10pm up so if a resident sees this after 10pm to please call the non-emergency number. Marie reminded that this is a completely anonymous number and not to be afraid to call. When calling about commercial vehicles, ask for the DOT deputy to come out and look. There are specific laws that apply to DOT vehicles that they can enforce. Another comment was made that sometimes one particular commercial vehicle blocks the cul-de-sacs and driveways. This is going to cause a terrible situation if an emergency vehicle has to get down into that area.
- One of the residents thanked the board for the work they did and two residents volunteered to help with distribution of the newsletter.

6) Raffle

Congratulations to Frasier Hardy and Mahesh Rupani for winning tonight raffle

With no further business to be brought before the board members, the meeting adjourned at 7:50 pm.

Approved: Board Member, White Oak Springs HOA

Co Pd 12
Co Yr 2023

WHITE OAK SPRINGS
Monthly Summary
For the month of December
Year 2023

Description	Amount	Year to Date
MONTHLY INCOME	1,378.46	96,637.27
TOTAL MONTHLY EXPENSE	6,351.01	73,891.62
NET MONTHLY INCOME (LOSS)	(4,972.55)	22,745.65
TOTAL CASH		117,132.46
CAB OPERATING ACCOUNT		50,681.67
CAB BANK RESERVES		66,450.79

WHITE OAK SPRINGS
Trial Balance
For the month of December
Year 2023

Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	** A S S E T S **				
1020	CAB OPERATING ACCOUNT	19,566.55		50,681.67	
1050	CAB BANK RESERVES	216.90		66,450.79	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		170.00		130.00
2012	Refund for Over Payment		0.00		-100.87
2013	Assessment Pre-Payments		24,586.00		30,782.60
	** C A P I T A L **				
3110	Retained Earnings		0.00		63,575.08
	** I N C O M E **				
4012	2022 Assessment Income		0.00		692.05
4013	2023 Assessment income	40.00		88,623.75	
4014	2024 Assessment Income		0.00		0.00
4020	Interest & Penalty Income		0.00		995.08
4030	Collection Fees Reimbursement		0.00		295.00
4040	D/R Enforcement Income		150.00		811.47
4050	Payment Plan Income		0.00		105.00
4060	Legal Fee Reimbursement		0.00		3,644.77
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		18.46		220.15
4090	Miscellaneous Income		1,250.00		1,250.00
	** E X P E N S E S **				
6110	Landscape Contract	700.00		8,100.00	
6120	Landscape Extras	0.00		2,602.20	
6130	Irrigation Repairs	0.00		1,750.00	
6140	Signage and Fence Repair	0.00		109.65	
6150	Force Mows	0.00		0.00	
6180	Miscellaneous Repairs	0.00		496.57	
6210	Electricity	709.22		7,905.75	
6220	Trash Service	2,237.24		26,279.25	
6230	Water	176.59		1,800.18	
6240	Cameras	0.00		4,320.00	
6250	Website	0.00		77.94	
6260	Storage	82.00		966.90	
6310	Management Contract	701.78		8,421.36	
6320	Management Extras	0.00		0.00	
6330	Postage	138.18		1,259.98	
6340	Copies	39.62		447.27	
6350	Collection Expense	0.00		184.00	
6360	Deed Restrictions Expense	49.00		497.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	48.71		97.42	
6390	Meeting Expense	0.00		150.00	
6410	Legal Corporate	0.00		0.00	
6420	Legal Billable	30.00		1,475.52	
6510	Insurance D & O	0.00		1,169.00	
6520	Insurance Genl Liab Pkge	0.00		3,377.00	
6610	Tax Return - Permits	0.00		200.00	
6620	Taxes Federal	0.00		0.00	
6630	Taxes Property	10.90		10.90	
6640	Committee Expense	1,427.77		2,183.73	
6670	Bank Charges	0.00		10.00	
6680	General Reserve	0.00		0.00	
B a l a n c e		26,174.46	26,174.46	191,024.08	191,024.08

WHITE OAK SPRINGS
 Income Statement
 For the month of December
 Year 2023

Account No	Description	Current Period	Y-T-D Balance	Year Budget
** I N C O M E **				
4012	2022 Assessment Income	0.00	692.05	200.00
4013	2023 Assessment income	(40.00)	88,623.75	88,265.00
4014	2024 Assessment Income	0.00	0.00	0.00
4020	Interest & Penalty Income	0.00	995.08	400.00
4030	Collection Fees Reimbursement	0.00	295.00	120.00
4040	D/R Enforcement Income	150.00	811.47	400.00
4050	Payment Plan Income	0.00	105.00	50.00
4060	Legal Fee Reimbursement	0.00	3,644.77	800.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	18.46	220.15	100.00
4090	Miscellaneous Income	1,250.00	1,250.00	0.00
	TOTAL INCOME	1,378.46	96,637.27	90,335.00
** E X P E N S E S **				
** MAINTENANCE **				
6110	Landscape Contract	700.00	8,100.00	8,400.00
6120	Landscape Extras	0.00	2,602.20	3,500.00
6130	Irrigation Repairs	0.00	1,750.00	3,000.00
6140	Signage and Fence Repair	0.00	109.65	3,000.00
6150	Force Mows	0.00	0.00	150.00
6180	Miscellaneous Repairs	0.00	496.57	1,000.00
	TOTAL MAINTENANCE	700.00	13,058.42	19,050.00
** UTILITIES **				
6210	Electricity	709.22	7,905.75	14,000.00
6220	Trash Service	2,237.24	26,279.25	26,400.00
6230	Water	176.59	1,800.18	2,800.00
6240	Cameras	0.00	4,320.00	4,600.00
6250	Website	0.00	77.94	400.00
6260	Storage	82.00	966.90	530.00
	TOTAL UTILITIES	3,205.05	41,350.02	48,730.00
** ADMINISTRATIVE **				
6310	Management Contract	701.78	8,421.36	8,425.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	138.18	1,259.98	850.00
6340	Copies	39.62	447.27	350.00
6350	Collection Expense	0.00	184.00	250.00
6360	Deed Restrictions Expense	49.00	497.00	370.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	48.71	97.42	50.00
6390	Meeting Expense	0.00	150.00	300.00
	TOTAL ADMINISTRATIVE	977.29	11,057.03	10,895.00
** LEGAL **				
6410	Legal Corporate	0.00	0.00	250.00
6420	Legal Billable	30.00	1,475.52	1,500.00
	TOTAL LEGAL	30.00	1,475.52	1,750.00
** INSURANCE **				
6510	Insurance D & O	0.00	1,169.00	1,100.00
6520	Insurance Genl Liab Pkge	0.00	3,377.00	4,200.00
	TOTAL INSURANCE	0.00	4,546.00	5,300.00
** OTHER EXPENSES **				
6610	Tax Return - Permits	0.00	200.00	250.00
6620	Taxes Federal	0.00	0.00	2.00
6630	Taxes Property	10.90	10.90	17.00
6640	Committee Expense	1,427.77	2,183.73	2,000.00
6670	Bank Charges	0.00	10.00	200.00
6680	General Reserve	0.00	0.00	2,400.00
	TOTAL OTHER EXPENSES	1,438.67	2,404.63	4,869.00
	TOTAL EXPENSES	6,351.01	73,891.62	90,594.00

12/31/23
Co. Pd 12
Co. Year 2023

WHITE OAK SPRINGS
Income Statement
For the month of December
Year 2023

PAGE 2

Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	(4,972.55)	22,745.65	(259.00)