

White Oak Springs



2022 December Financials

**White Oak Springs
Homeowner's Association
Held at VFW**

**21902 NW Freeway, Cypress, Texas 77429
Thursday, January 18, 2023**

1. Sign-in 6:30pm
2. Meeting starts at 7:00pm (once Quorum is met)
3. Introduce Board & APM Representative
4. Approve July 28, 2022, meeting minutes – Community Meeting notes from Board Member
5. Financial Report from APM/Treasurer
6. Old Business (new business from last meeting)
7. New Business
8. Homeowner's Open Forum
9. Adjourn Meeting

WHITE OAK SPRINGS HOMEOWNER'S ASSOCIATION INC.
QUARTERLY COMMUNITY MEETING MINUTES
July 28, 2022

A quarterly community meeting of the homeowners of White Oak Springs Homeowner's Association, Inc. was held on July 28, at 7:00 p.m. at the VFW post 8905, 21902 Northwest Fwy.

In Attendance:

Board members in attendance were: Marie Godard (President), Eugene Watkins (Treasurer), Ronda Shepherd (Secretary), Erick Pena Valdez (Director) and Aldo Garcia (Director).
Action Property Management (APM) member in attendance was: Lee Waldheim.

There were 18 total homeowners present.

Call to Order:

Having a quorum present, Director, Aldo Garcia called the meeting to order at 7:05 P.M.

Introduction of 2022 Board:

Aldo Garcia, Director introduced the 2022 Board. From left to right: Eugene Watkins (Treasurer), Erika Pena Valdez (Director), Aldo Garcia (Director), Ronda Shepherd (Secretary), Marie Godard (President) and Lee Waldheim (APM representative).

Review of Minutes:

Erika reviewed the minutes for quarterly community and executive meeting from April 20, 2022, Ronda Shepherd approved the minutes and provided the executed copy to Lee Waldheim.

Action Property:

Action Property provided members of the community in attendance a homeowner's handout that included:

- Agenda for community meeting
- Meeting minutes from April 20, 2022
- Financial Trail Balance and Income Statement

Financial Report:

Lee Waldheim provided a financial report ending March, 2022 with: total operating bank account funds of: \$47,135.33 and Reserves of \$52,119.21.

Total Deposits were \$385.81. Out of that \$197.718 was for 2022 assessments, \$2.44 for interest and penalties, \$50.00 for d/r reinforcement income, \$20.00 for payment plans, and \$115.66 for legal fee reimbursement.

Misc. Expenditures: \$650.00 sprinkler repair, \$15.00 legal fees, \$100.00 YOM gift cards, and \$600.00 for premium added for insurance endorsement (playground).

Resident Correspondence: 1 welcome package sent this month

ACC Requests: 1 submitted and approved 6.24.2022.

General collections: APM has collected 98% of the 2022 assessments. There are 3 accounts delinquent on the assessments and 3 open payment plans.

Legal Proceedings: 2 accounts open with the attorney's office

Budget for 2022 shows general reserves for a loss in the amount of \$5,078.76

Old Business:

Ground Cave In: Ronda Shepherd reported the ground cave in near the mailbox on White Oak Springs Dr. caused by the AT&T burial of new lines has been repaired by Commissioners Precinct #3. No more reports of any other repairs for the neighborhood was needed. A resident stated that he was able to get repairs done in his own yard by calling AT&T and staying on them.

Neighborhood signs: Eugene Watkins announced the office of Precinct #3 has installed signs at both entrances of the neighborhood restricting parking of commercial vehicles after 10pm.

New Business:

Crime awareness: Erika Pena Valdez reported a crime incident in the neighborhood. A red jeep was spotted in the back parking lot of the market facing the playground. Residents reported that the occupant was watching women walking the track with binoculars. The police were called and after questioning they were asked to move out of the private property of the driveway and forced to park on the street. Working together, the board was able to get an address and name of the owner of the jeep. After that they were seen only one more time in the neighborhood, a resident called the person out by name. The jeep has been spotted in Wortham neighborhood and the board contacted the Wortham HOA.

A sign announcing the community meeting at the entrance off Huffmeister was vandalized and will need to be replaced. A reminder of "if you see something say something" was made and locations of the non-emergency number for the police was given.

Neighborhood Garage Sale: Ronda Shepherd announced the date of the neighborhood garage sale as September 17-18. Residents are encouraged to hold a garage sale and/or visit the neighbors garage sale to encourage getting to know other residents.

HOA Board Elections: Eugene Watkins announced the next community meeting to be held in October, there will be 3 positions open on the HOA board. Residents were informed that any homeowner can be elected to the board. Any questions can be directed to the HOA email, woshoaboard@gmail.com.

Assessment Increase: Marie Godard informed the residents on the inevitable rise of the assessments for 2023. Assessments are calculated by taking all the neighborhood expenses for the year and dividing them by 140 (number of houses in the neighborhood).

- The cost of the trash service has already risen by 16.3% and another rise is expected when the contract comes up in July of 2023. Other quotes were obtained but they were more expensive by a big spread from Texas Pride. Ronda Shepherd presented a possible solution of having the billing done by the water district to MUD 248 but it was not approved.
 - A resident asked about each house paying own trash. This has been explored by the HOA and the homeowners will actually be paying more by doing this (approx. \$33 a month in comparison to approx. \$16 a month with a community contract)
- Cost of storage went up 50%. This storage is used for temporary signs, decorations and anything else that the community owns.
- Electricity cost is expected to go up 84% when the contract comes due in 2023. Electricity includes the cost of the streetlights throughout the neighborhood, the sprinkler system (controller) and the front entrance lighting. Action Property Management company is working to find the cheapest rate possible.

- A resident suggested getting a contract that lets the neighborhood lock in a rate. HOA's are considered commercial and that is not possible because of that. Due to the fluctuation of rates at this time, the HOA is waiting until November to make a decision on the company and price.
- A resident suggested using LED light bulbs. This has already been explored by the HOA and the result is the neighborhood would have to pay to have all the bulbs replaced.

Homeowners Forum:

- A resident saw someone working on the Flock security system. The board was not aware of an issue and will ask Flock what was done.
- Hemwick road construction: A resident asked for more information on the Hemwick road construction which will shut off access to the back side of the neighborhood. Marie Godard had a handout from the Precinct 3 website.
- A resident pointed out that the rise of price in the trash service will amount to \$0.48 per day.
- A resident asked for an estimate on how much the assessment will increase. The board will not know that until the end of November due to rate fluctuation.
- Trash pickup: a resident asked about how the trash cans were supposed to be put out before 6am. Marie Godard had a printout from the Texas Pride website stating trash needs to be out by 6am.
- A resident wanted to know what can be done about commercial trucks driving through the neighborhood. One in particular is a True Green truck that is driving very fast. Another is a dump truck that seems to be using the neighborhood to shortcut to 290. The streets are owned by the county so there is nothing the HOA can do. Residents can all the non-emergency police line to make complaints. Ronda Shepherd suggested getting a truck number or license plate and calling the company to complain directly.
- Loud noises in the neighborhood: A resident complained about a 3 wheeled vehicle that is very loud that drives up and down the street. Although the streets are owned by the county, there is a section in the governing documents that explain anything that becomes a nuisance for any other resident, the resident has a right to complain in which case the management company will send a letter of complaint. If the behavior continues, a fine can be issued. This includes anything that can cause discomfort to another resident such as loud noises as well as excessive parking, blocking of driveways, etc.

Adjournment:

Being there was no further business to come before the Board, the meeting was adjourned at 7:54 P.M.

Respectfully Submitted,
White Oak Springs Homeowners Association, Inc

X _____
White Oak Springs HOA Board

Co Pd 12
Co Yr 2022

WHITE OAK SPRINGS
Monthly Summary
For the month of December
Year 2022

Description	Amount	Year to Date
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MONTHLY INCOME	206.43	72,855.03
TOTAL MONTHLY EXPENSE	7,244.66	69,587.36
NET MONTHLY INCOME (LOSS)	(7,038.23)	3,267.67
TOTAL CASH		98,579.02
CAB OPERATING ACCOUNT		45,181.15
CAB BANK RESERVES		53,397.87

WHITE OAK SPRINGS
 Trial Balance
 For the month of December
 Year 2022

Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	** A S S E T S **				
1020	CAB OPERATING ACCOUNT	19,961.20		45,181.15	
1050	CAB BANK RESERVES	213.57		53,397.87	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		73.00		-3,261.95
2012	Refund for Over Payment		0.00		-100.87
2013	Assessment Pre-Payments		27,140.00		34,706.81
	** C A P I T A L **				
3110	Retained Earnings		0.00		63,967.36
	** I N C O M E **				
4010	2020 ASSESSMENT INCOME		0.00		0.00
4011	2021 Assessment Income		0.00		256.66
4012	2022 Assessment Income		0.00		69,500.00
4013	2023 Assessment income		0.00		0.00
4020	Interest & Penalty Income		0.00		465.03
4030	Collection Fees Reimbursement		0.00		170.00
4040	D/R Enforcement Income		75.00		400.00
4050	Payment Plan Income		0.00		100.00
4060	Legal Fee Reimbursement		116.54		1,823.68
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		14.89		139.66
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	600.00		7,200.00	
6120	Landscape Extras	0.00		3,800.00	
6130	Irrigation Repairs	0.00		670.52	
6140	Signage and Fence Repair	0.00		457.63	
6150	Force Mows	0.00		0.00	
6180	Miscellaneous Repairs	0.00		262.06	
6210	Electricity	602.40		7,000.91	
6220	Trash Service	2,156.15		23,761.20	
6230	Water	242.15		2,858.44	
6240	Cameras	0.00		4,256.00	
6250	Website	0.00		350.67	
6260	Storage	73.45		561.24	
6310	Management Contract	584.82		7,017.84	
6320	Management Extras	0.00		0.00	
6330	Postage	155.06		918.96	
6340	Copies	75.46		415.37	
6350	Collection Expense	0.00		180.00	
6360	Deed Restrictions Expense	55.00		335.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		27.91	
6390	Meeting Expense	0.00		100.00	
6410	Legal Corporate	629.00		629.00	
6420	Legal Billable	1,150.19		1,896.19	
6510	Insurance D & O	0.00		1,169.00	
6520	Insurance Genl Liab Pkge	0.00		3,580.00	
6610	Tax Return - Permits	0.00		200.00	
6620	Taxes Federal	0.00		0.00	
6630	Taxes Property	0.00		14.64	
6640	Committee Expense	660.66		1,644.46	
6670	Bank Charges	260.32		280.32	
6680	General Reserve	0.00		0.00	
	B a l a n c e	27,419.43	27,419.43	168,166.38	168,166.38

WHITE OAK SPRINGS
 Income Statement
 For the month of December
 Year 2022

Account No	Description	Current Period	Y-T-D Balance	Year Budget
	** I N C O M E **			
4010	2020 ASSESSMENT INCOME	0.00	0.00	0.00
4011	2021 Assessment Income	0.00	256.66	200.00
4012	2022 Assessment Income	0.00	69,500.00	69,700.00
4013	2023 Assessment income	0.00	0.00	0.00
4020	Interest & Penalty Income	0.00	465.03	600.00
4030	Collection Fees Reimbursement	0.00	170.00	100.00
4040	D/R Enforcement Income	75.00	400.00	200.00
4050	Payment Plan Income	0.00	100.00	40.00
4060	Legal Fee Reimbursement	116.54	1,823.68	400.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	14.89	139.66	100.00
4090	Miscellaneous Income	0.00	0.00	0.00
	TOTAL INCOME	206.43	72,855.03	71,340.00
	** E X P E N S E S **			
	** MAINTENANCE **			
6110	Landscape Contract	600.00	7,200.00	8,000.00
6120	Landscape Extras	0.00	3,800.00	2,000.00
6130	Irrigation Repairs	0.00	670.52	1,000.00
6140	Signage and Fence Repair	0.00	457.63	3,200.00
6150	Force Mows	0.00	0.00	150.00
6180	Miscellaneous Repairs	0.00	262.06	1,000.00
	TOTAL MAINTENANCE	600.00	12,390.21	15,350.00
	** UTILITIES **			
6210	Electricity	602.40	7,000.91	7,200.00
6220	Trash Service	2,156.15	23,761.20	23,000.00
6230	Water	242.15	2,858.44	2,400.00
6240	Cameras	0.00	4,256.00	4,800.00
6250	Website	0.00	350.67	310.00
6260	Storage	73.45	561.24	276.00
	TOTAL UTILITIES	3,074.15	38,788.46	37,986.00
	** ADMINISTRATIVE **			
6310	Management Contract	584.82	7,017.84	7,020.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	155.06	918.96	800.00
6340	Copies	75.46	415.37	210.00
6350	Collection Expense	0.00	180.00	100.00
6360	Deed Restrictions Expense	55.00	335.00	225.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	0.00	27.91	50.00
6390	Meeting Expense	0.00	100.00	1,200.00
	TOTAL ADMINISTRATIVE	870.34	8,995.08	9,905.00
	** LEGAL **			
6410	Legal Corporate	629.00	629.00	250.00
6420	Legal Billable	1,150.19	1,896.19	1,500.00
	TOTAL LEGAL	1,779.19	2,525.19	1,750.00
	** INSURANCE **			
6510	Insurance D & O	0.00	1,169.00	1,100.00
6520	Insurance Genl Liab Pkge	0.00	3,580.00	3,171.00
	TOTAL INSURANCE	0.00	4,749.00	4,271.00
	** OTHER EXPENSES **			
6610	Tax Return - Permits	0.00	200.00	250.00
6620	Taxes Federal	0.00	0.00	2.00
6630	Taxes Property	0.00	14.64	17.00
6640	Committee Expense	660.66	1,644.46	2,000.00
6670	Bank Charges	260.32	280.32	200.00
6680	General Reserve	0.00	0.00	(391.00)
	TOTAL OTHER EXPENSES	920.98	2,139.42	2,078.00
	TOTAL EXPENSES	7,244.66	69,587.36	71,340.00

12/31/22
Co. Pd 12
Co. Year 2022

WHITE OAK SPRINGS
Income Statement
For the month of December
Year 2022

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Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	(7,038.23)	3,267.67	0.00