

White Oak Springs Homeowners Association Board of Directors Meeting Minutes January 15, 2023

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, January 15, 2023. A Quorum was established, Marie Godard, President, called the meeting to order at 9:01 A.M.

Quorum & Meeting Call to Order:

Quorum was established by proxy and attendance. Board President, Marie Godard, called the meeting to order at 9:01 A.M.

Board of Directors Present:

Marie Godard, President
Aldo Garcia, VP and Treasurer
Ronda Shepherd, Secretary
Eugene Watkins, Director

Absent

None

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 12/18/2022 was reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary

Financial Report

Discussed financial report: Cash on Hand: \$98,574.02, Reserves: 45,176.15 and Money Market: 53,397.87.

Open violations

Reviewed list of open violations and discussed new violations. Owners may not be getting the notices if the property is leased, will confirm this with APM.

Contract due list

Texas Pride-July 7, 2023
Lawn Management-April 2023-To be reviewed after collection of quotes

Upcoming holidays/events

Valentine's Day: Feb, 14th
St Patrick's Day: Mar 17th
Good Friday: April 7th
Easter: April 9th

Yard of the month

Eugene to pick YOM for February

Old Business:

➤ Maintenance list

- The following is still on hold and will need to be addressed later in the year:
 - 90-degree extension for the water faucet-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
- Maintenance needed:
 - Retreat the grass growing in the playground
 - Do a clean up once a month on the playground
 - Talked to lawn maintenance again about treating the ants around the metal platform and the front entrance. This still isn't getting done

➤ Street light led replacement

- White Oak Springs is on the waiting list.

➤ Construction of Weiser Business Park

- No new news

➤ Crime awareness

- Meeting and fee announcement signs stolen from the front of the neighborhood. Marie to look into getting some more ordered. Remaining signs moved East into flagpole area.

➤ Digital Board and deed restriction sign update

- Ronda still in the process of getting quotes. Took pictures of example sign and sent them to vendors.
- Property lines reviewed and discussion of possible placement of sign.

➤ Lease Restrictions CCR amendment

- Votes review done. Voting ballots will be handed out at the meeting with hopes of more homeowners responding

New Business

➤ Christmas décor removal requirement

- All décor throughout the neighborhood needs to be removed by the 15th per Texas Property Code. Any left out after this time will receive notices.

➤ Entrance lighting options

- Aldo is reviewing other options for the marquee lighting instead of replacing spotlights that keep getting vandalized. Two options are led strips on top and bottom or tree lights that shine down on the marquee.

➤ Distribution map for Newsletter/notices

- Ronda to review and redraw lines for newsletter and notice distribution.

➤ **Community meeting 1/18**

- Aldo to confirm the VFW room
- Items to discuss: Change in reviewing the minutes, change in license plate reader, trash pick up communication, CCR amendment, excessive parking, LED streetlights, ask for volunteers

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



Approved: Secretary, White Oak Springs HOA