

White Oak Springs Homeowners Association
Board of Directors Meeting Minutes
February 16, 2025

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday February 16, 2025.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Ronda Shepherd, called the meeting to order at 8:04 A.M.

Board of Directors Present:

Ronda Shepherd, President
Aldo Garcia, Secretary
Marie Godard, Treasurer
Henry Hernandez, Director

Absent:

Rafael Melgoza, Vice-President

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 1/12/2025 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

- Discussed financial report:

CITBank Operating:	\$ 3,429.36
CD Bonds @4.86%:	\$18,731.20 (\$9K matures 3/20/2025, \$9k matures 6/20/2025)
Alliance Operating	\$55,623.62
Alliance Reserves	\$37,935.02
Alliance CD Bonds	<u>\$50,183.03</u> (7-month CD matures @4.31%)
Total	\$165,902.23
- 12/9 \$50,000 CD at 4.31% purchased with Alliance (maturity date is 7/9/2025)
- 2024 Tax preparations: In progress with Accounting Firm @\$250.00.
- 501-4C status: Paperwork in progress with Accounting Firm
- Several homeowners making assessments payments in old bank account are being notified via certified mailing to use the new bank account as the old bank account will be closed in 2025.

Open Violations/Legal

- Ronda to discussed open violations not being checked during inspections & missing repeated ones, as well as complaints from residents on some neighbor's lots. APM will be contacted to take appropriate action.
- Board reviewed 1 account in legal for any progress/changes.

Contracts due and possible increase for 2025

- Increases to our suppliers are:
 - Landscaping: \$700-\$800
 - CubeSmart storage: \$102-\$116
 - APM: \$736.87-\$773.71
 - Flock Safety: \$4330-\$4860
 - Texas Pride: \$2321.32-\$2408.37 (7/1/2025, \$15.46 per lot to \$16.04 monthly, + taxes)

Events

- Easter Egg hunt for 2025, mass email was resent for volunteers needed to coordinate and plan. There have been no responses at this time.

Upcoming holidays

- Spring Break, Easter

Old Business:

- Landscaping Idea were requested in newsletter to all residents – no responses to date.
 - Henry will work with Landscaping Company on options, including mulch, flowers, flower pots
- Front Entrance pine tree removal near brick wall that is leaning.
 - Service request with HC to extend sidewalk includes tree removals – in progress.
- Sidewalk extension: Request to see if HC would extend sidewalk to the corner of the Gas Station
 - Marie to submit HC service request HCC0071069 on 12/27/2024.
 - This would mean the removal of 3 trees along brick wall.
- Streetlight led replacement: CenterPoint contacted & we're scheduled for next few months.
- Sidewalk repairs: Harris County confirmed that WOS remains on their schedule, but they are experiencing delays due to summer storms.
- Commercial Vehicle definition & parking: Working with legal, additional night inspection delayed.
 - Aldo to order an additional sign to install on Deed Restriction front entrance sign.
 - Board still waiting for reply from Barsalou on documentation to begin night inspections.
 - Board is looking into rules that would need 67% approval of WOS membership.
- Mailbox Security: Board will look into options, possible solar lighting

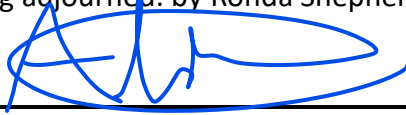
New Business

- Board was contacted about possible mechanic business disrupting road access, esthetics and harmony. This will be reported to APM to take appropriate action. Also, an article will be added to the next newsletter to outline this CCR restriction and to notify residents with complaints of appropriate action.
- Adopt-a-County-Mile and garage/yard sale signs. Board to clarify the program in more detail to understand what is permitted and not and will include an article in the next newsletter and community meeting on the topic for clarification.
- Next Newsletter is currently April 2025, but a FLYER will go out each Mid-June & Dec to ask neighbors to be courteous and be good neighbors during fireworks events and loud parties.

Crime Awareness

- Nothing new

Meeting adjourned: by Ronda Shepherd, President at 9:05 A.M

A handwritten signature in blue ink, appearing to be 'Ronda Shepherd', is written over a horizontal line.

Approved: Secretary, White Oak Springs HOA