

# White Oak Springs Homeowners Association

## Board of Directors Meeting Minutes

### June 12, 2022

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, June 12, 2022. A Quorum was established, Eugene Watkins, Treasurer, called the meeting to order at 9:00 A.M.

#### Quorum & Meeting Call to Order:

Quorum was established by proxy and attendance. Board Treasurer, Eugene Watkins, called the meeting to order at 9:05 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 5/15/2022 was reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary.

#### Financial Report

One account voted on to turn into legal.

Discussion on increases expected for 2023. No changes on the following items:

- Texas Pride price increase of 16.3% in May 2022 and another anticipated increase of 3.6%.
- 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, insurance, electrical, water usage costs, storage and possibly Flock camera fees.
- Preliminary budget for 2023 shows the assessment fees will need to be raised the capped amount of 10% every year until farther notice. Even with the 10%, it will deplete any reserves WOS has, and recover may not be possible.

Ronda Shepherd attended the MUD 248 meeting on May 8<sup>th</sup> and presented the option for the water department to handle the billing for the trash fees. In order for this to happen, it needs to be done for both neighborhoods in MUD District 248, White Oak Springs and White Oak Falls. During discussion on this option, we were informed that a portion of White Oak Falls's HOA is not in the district. Because of this, that portion of the neighborhood would not be able to be billed by MUD District 248, they would continue

paying their own account monthly. This makes the option too complicated for the district and may cause issues with the homeowners in this portion of the neighborhood. MUD Board rejected this option. Other options must be explored by the board in order to be able to meet the budget in coming years.

### **Open violations**

Each board member gave an update on the progress of reviewing open violations. Current violations were reviewed.

### **Upcoming holidays/events**

Independence Day: Jul 4th

Labor Day: Sep 5th

Grandparents Day: Sep 11<sup>th</sup>

### **Yard of the month**

Marie to pick YOM for July. She will purchase the gift cards that are also needed.

### **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.
- **Commercial vehicle overnight parking sign**
  - Placement of signs have been done at both entrances of the neighborhood. The board needs more clarification on a commercial vehicle.
- **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** – No new news
- **Newsletter**
  - Quick review of newsletter completed
- **Community Garage sale**
  - Date has been decided upon and put into the newsletter.
- **MUD 248 activities**
  - Possible open house-On hold for now
  - Sherriff's appreciation-TBD

## **New Business**

### ➤ **Crime awareness**

- A new vehicle, a red truck, has been spotted in the market parking lot with what looks like the same person that was in the red jeep. This will be watched and police called.
- The red jeep was spotted at Wortham pool. Same activities by the occupant noticed. Wortham HOA was alerted.

### ➤ **Community meeting**

- Next community meeting is July 28<sup>th</sup>. Aldo Garcia will call to make sure the VFW is still reserved. Agenda is needed for this meeting.

### ➤ **Website request**

- The community contacts are not able to be printed. Marie to set up where they can be exported as a PDF.

**Meeting adjourned:** by Eugene Watkins, Treasurer at 10:05 A.M.

x Ronda Skuphal  
White Oak Springs HOA Board