

# White Oak Springs Homeowners Association

## Board of Directors Meeting Minutes

### December 18, 2022

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, December 18, 2022. A Quorum was established, Marie Godard, President, called the meeting to order at 8:01 A.M.

#### Quorum & Meeting Call to Order:

Quorum was established by proxy and attendance. Board President, Marie Godard, called the meeting to order at 8:01 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 9/13/2022 was reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary

#### Financial Report

Discussed financial report, Electricity renewal rate (0.063) and Flock renewal rate

#### Open violations

Reviewed list of open violations and discussed new violations

#### Contract due list

Texas Pride-July 7, 2023

Lawn Management-April 2023-To be reviewed after collection of quotes

#### Upcoming holidays/events

Christmas: Dec 25<sup>th</sup>

New year's Eve: Dec 31<sup>st</sup>

New Year's Day: Jan 1<sup>st</sup>

#### Yard of the month

Ronda to pick YOM for January

## **Old Business:**

### ➤ **Maintenance list**

- The following is still on hold and will need to be addressed when the budget for 2023 is 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
  - Gate on the playground seem to be broken. Will be left as is for now
- Maintenance completed
  - More mulch was added underneath the super spinner in the playground.
  - Weeds treated in the playground
  - Trash has been collected
  - Talked to lawn maintenance service about treating the ants around the metal platform and the front entrance

### ➤ **Construction end of Gentry Rd entrance into Hemwick**

- No new news

### ➤ **Street light led replacement**

- White Oak Springs is on the waiting list.

### ➤ **Construction of Weiser Business Park**

- No new news

### ➤ **Crime awareness**

- Nothing for this month

### ➤ **Digital Board and deed restriction sign update**

- Through a resident, Ronda found the vendor of the digital sign in the front of Oak Cliff Place. Still reaching out to them and more vendors

### ➤ **Lease Restrictions CCR amendment**

- Not many votes turned in on the new lease restriction amendment. It was added to the January newsletter and a few more mailings will be done. One mailing will include the actual home owners, not just residents

### ➤ **Christmas decoration contest**

- Judges picked the houses
- Ronda got gift cards and handed them out
- Winners will be put in newsletter with a thank you to the resident judges

## **New Business**

### ➤ **Yard of the month**

- YOM to go back to the board for selection
- Ronda to update YOM map and send out

➤ **Newsletter**

- Jan 2023 newsletter has been completed and sent to review with a new format
- Suggestions to put a note that the VFW is smoke free and maybe the steak night announcement
- Needs to be handed out last week of December. A change in the distribution map needs to be done to account for open board position

➤ **Christmas lights**

- Removal to be done by the lawn company
- Marie found a great deal on new LED Christmas lights and purchased them
- Discussion on fixing some of the other issues with the decorations. The preparation needs to start earlier next year

➤ **Mailers**

- For next community meeting to be mailed to the homeowners that are not residents.

**Meeting adjourned:** by Marie Godard, President at 8:56 A.M.

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Approved: Secretary, White Oak Springs HOA