

White Oak Springs Homeowners Association Board of Directors Meeting Minutes May 05, 2023

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Friday, May 05, 2023. A Quorum was established, Marie Godard, President, called the meeting to order at 5:00 P.M.

Quorum & Meeting Call to Order:

Quorum was established by proxy and attendance. Board President, Marie Godard, called the meeting to order at 5:00 P.M.

Board of Directors Present:

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

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 3/19/2023 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: \$125,725.53, Reserves: \$64,718.78 and Operating account: \$61,006.75.

Open violations/Legal

No new open violations discussed. A few new violations and current legal accounts were reviewed.

Contract due list

Texas Pride-July 7, 2023

Upcoming holidays/events

May 25st: Last day CFISD
May 29th: Memorial day
June 19th: Juneteenth
July 4th: Independence day

Yard of the month

Aldo to pick YOM for June.

Old Business:

- **Maintenance list**
 - Cracked backflow pipe – Repaired
 - 90-degree extension for the water faucet-Aldo to discuss with Lawn Company

- **Street light led replacement**
 - No new news

- **Construction of Weiser Business Park**
 - No new news

- **Crime awareness**
 - Several residents on the walking trails reported a homeless person camping in a tent along the trees at the far-end. This was reported to the MUD district operator who sent someone out and had the person leave. This is the third time we have had to call something like this in. It is important that we take care of these types of incidents as soon as they are seen, otherwise our trails and playground may have more homeless people moving in if it is not stopped right-away.

- **Digital Board and deed restriction sign update**
 - Discussed at the Community meeting. Digital signs are too expensive and there is not a big enough space to put it on the property that WOS owns. Decision made to purchase new small portable signs to replace the ones that were stolen.

- **Christmas décor rental**
 - Some quote received, one more company wants to re-quote based on budget.

- **Entrance lighting options**
 - No new news

- **July Newsletter**
 - Start gathering information for newsletter.

- **Events**
 - No new news

New Business

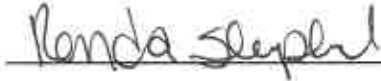
- **Hydro seeding:**
 - Resident has asked to use hydroseeding to replace lawn. This was discussed and agreed upon based on the owner's risk.

- **Fencing**
 - A resident asked about replacing some fencing that was along a border of the neighborhood. WOS is only responsible for the fencing on the shared areas.

➤ **Forced mowing and landscaping:**

- Forced Mows and Landscaping on front yards with unaddressed open violations was discussed. Per section 2.12 and after the normal CCR violations letters are sent, with approval from the board, APM will send out a 10-day demand letter to the homeowner clearly indicating any work to be done by a 3rd party, arranged by APM with all costs being charged to the homeowner.

Meeting adjourned: by Marie Godard, President at 5:23 P.M.

A handwritten signature in cursive script that reads "Ronda Seper". The signature is written in black ink and is positioned above a horizontal line.

Approved: Secretary, White Oak Springs HOA