

# White Oak Springs Homeowners Association

## Board of Directors Meeting Minutes

### June 11, 2023

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday June 11, 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 9:00 A.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 5/05/2023 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: \$122,228.94, Reserves: \$64,935.29 and Operating account: \$57,293.65.

#### **Open violations/Legal**

Violations were discussed and current legal accounts were reviewed. One fee was discussed about being waived.

#### **Contract due list**

Texas pride contract was renewed for the price of \$14.90 per household per month, up from \$14.36. This is less than what was expected earlier in the year and a result of negotiation on Marie's part. The contract takes effect on July 1<sup>st</sup> and extends for 3 years.  
No other contract due at this time.

#### **Upcoming holidays/events**

July 4th: Independence Day  
August 28th: CFISD first day of School

## **Yard of the month**

Marie to pick YOM for July.

## **Old Business:**

### ➤ **Maintenance list**

- 90-degree extension for the water faucet-Aldo discussed with lawn company and they said it would cost next to nothing.
- Mulch for playground-Aldo discussed re-mulching the playground and the lawn company came back with a quote for \$720. Board discussed that the whole playground doesn't need it, just the area around the spinner. Aldo to talk to lawn company about picking up a few bags just for that area.
- Weeds are still an issue, Aldo discussed this with the lawn company.

### ➤ **Crime awareness**

- Homeless were again spotted in the walking trail area. A resident reported a suspicious person dropping a bike and running into the bushes. Another person was spotted right outside the playground sleeping on the sidewalk with a small pink bike and the police were called (possibly the same person). Pictures were taken of both incidents, one with a very clear picture of the person and turned into the police and water district.
- A resident was given a warning by the Harris county sheriff dept on improper parking. Marie did extensive research on the issue and explained how some of the areas are cul-de-sacs and some are "knuckles". The Harris county parking regulations are the same for both, parallel parking only. Parking incorrectly can cause accidents and even make it hard for emergency vehicles to access the area. A full page to be dedicated to the parking issues in the newsletter and will be on the agenda for upcoming community meetings.

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

- Discussed at community meeting and the board voted to repurchase the small signs and continue with those. The issue is now closed.

### ➤ **July Newsletter**

- First draft sent to board members and discussions on highlighting the crime and parking issues in the neighborhood. Marie and Ronda to work on this section

### ➤ **Hydro seeding:**

- Resident has asked to use hydroseeding to replace lawn and it was approved. Board members are curious how this turned out.

### ➤ **Events**

- Ronda to purchase new set of small flags to line the entranceway for July 4<sup>th</sup>. Once its closer to the date the board will install or ask some neighborhood kids to help. A new flag was purchased from APM for \$50 and will be put up this week. The old flag will be respectfully taken down and given to the local boy scout troop for burning ceremony.

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

- No new news

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

- No new news

### ➤ **Christmas décor rental**

- No new news since discussion at the community meeting

➤ **Entrance lighting options**

- No new news

**New Business**

➤ **Down fencing and other issues from the storm**

- A discussion was made to allow some leeway for deed restrictions on downed fencing and any other issues caused by the recent wind storm.

➤ **Next community meeting: July 19<sup>th</sup>**

- Agenda to be discussed

**Meeting adjourned:** by Marie Godard, President at 10:00 A.M.



Approved: Secretary, White Oak Springs HOA