

# White Oak Springs



## 2022 June Financials

**White Oak Springs  
Homeowner's Association  
VFW  
21902 NW Freeway, Cypress, Texas 77429  
Thursday, July 28, 2022**

1. Sign-in 6:30pm
2. Meeting starts at 7:00pm (once Quorum is met)
3. Introduce Board & APM Representative
4. Approve April 20, 2022 meeting minutes – Community Meeting notes from Board Member
5. Financial Report from APM/Treasurer
6. Old Business (new business from last meeting)
  - a. Ground Cave in update
  - b. Neighborhood signs (Commercial Vehicles)
7. New Business (assessment fees 2023)
  - a. Crime Awareness
  - b. Yard Sale (Sept 17-18, 2022 7am)
  - c. Next Community Meeting – Elections (3 openings)
  - d. Assessment Increases (HOA President)
8. Homeowner's Open Forum
9. Adjourn Meeting

**WHITE OAK SPRINGS HOMEOWNER'S ASSOCIATION INC.**  
**QUARTERLY COMMUNITY MEETING MINUTES**  
**April 20, 2022**

A quarterly community meeting of the homeowners of White Oak Springs Homeowner's Association, Inc. was held on April 20, at 7:00 p.m. at the VFW post 8905, 21902 Northwest Fwy.

**In Attendance:**

Board members in attendance were: Marie Godard (President), Eugene Watkins (Treasurer), Ronda Shepherd (Secretary), Erick Pena Valdez (Director) and Aldo Garcia (Director).

Action Property Management (APM) member in attendance was: Lee Waldheim.

There were 10 total homeowners present.

**Call to Order:**

Having a quorum present, Director, Aldo Garcia called the meeting to order at 7:00 P.M.

**Introduction of 2022 Board:**

Aldo Garcia, Director introduced the 2022 Board. From left to right: Eugene Watkins (Treasurer), Erick Pena Valdez (Director), Aldo Garcia (Director), Ronda Shepherd (Secretary), Marie Godard (President) and Lee Waldheim (APM representative).

**Review of Minutes:**

Ronda Shepherd reviewed and approved the minutes for quarterly community and executive meeting from February 20, 2022 and provided the executed copy to Lee Waldheim.

**Action Property:**

Action Property provided members of the community in attendance a homeowner's handout that included:

- Agenda for community meeting
- Meeting minutes from February 10, 2022
- Financial Trail Balance and Income Statement

**Financial Report:**

Lee Waldheim provided a financial report ending March, 2022 with: total operating bank account funds of: \$61,053.42 and Reserves of \$51,499.84.

Total Deposits were \$1,629.28. Out of that was \$1,489.28 was for 2022 assessments, \$65.00 interest and penalties, \$25.00 for collection fee, \$50.00 for d/r enforcement income.

Misc. Expenditures: \$31.00 legal expenses and \$20.52 (door keys and sprinkler maintenance)

Deed Restrictions: completed on March 8th

Resident Correspondence: No welcome packages sent this month

ACC Requests: 4 submitted and approved 3.8.2022, 3.14.2022, 3.15.2022, and 3.21.2022.

General collections: APM has collected 100% of the 2021 assessments and 95% of the 2022 assessments.

Legal Proceedings: 1 account open with the attorney's office

Budget for 2022 shows general reserves for a loss in the amount of \$2,151.12

### Old Business:

**Playground update:** Marie Godard announced the final piece of equipment, a super spinner is scheduled to be installed on the week of May 1<sup>st</sup>. After installation, the playground will need to be closed for two days to allow the cement to cure.

The board is also researching the purchase and installation of cameras. Aldo Garcia explained that the cameras will need some form of WIFI for access. There is an option of buying the camera with hot spot or install a camera and install a separate hotspot on the premises.

A resident asked about the insurance on the property in which Marie answered there was insurance in place.

Ronda Shepherd also updated on the state of the rules sign. The sign is installed but it mentions swings when it should mention slides, replacement is being discussed with the sign company.

**Front entrance:** Aldo Garcia discussed the spotlights in the front entrance. These are in the process of being replaced along with a way to keep them from being damaged/stolen. A resident asked how much they cost and the answer was around \$150 apiece.

There is also some work that will be done to the breaker box.

The sprinkler system has no pressure at the front entrance. Erika Pena Valdez updated residents on the state of the sprinkler system. The piping was modified during the building of the businesses on the north side of the entrance next to Huffmeister. The water seems to be coming from their supply so the water company is in the process of locating the "T" to remove it from that supply and the community will have to finance the re-piping back into our supply. If the "T" can not be located (if it's under the driveway), the expense will be significant and alternatives will need to be reviewed by the board at that time. One alternative is to cut the water off completely at the front and make it a rock and succulent garden. A resident asked why we can't cut through the street/cement and run a new pipe under the driveway. The board responded that this is going to be very expensive for the rental of the equipment to install under the street.

The backflow valve is also damaged but it is shut off and will not be addressed at this time as it is not being used.

**Easter Egg hunt:** Successful activity for our community. The Easter Bunny made an appearance and pictures have been uploaded to the website.

### New Business:

**Ground cave in:** Due to the ATT work done around the mailbox located closest to the front entrance, the ground was starting to cave in and making the sidewalk area dangerous. Ronda Shepherd made an online claim to the Commissioners Precinct #3 and they came out and fixed it along with adding some dirt across the street. A resident mentioned that there was a lot of dirt areas without grass along the side of the street in that area at the entrance of the walking trails. The board will investigate.

**Neighborhood signs:** Damage to the "Drive Slow" sign has been repaired by the precinct, it was also moved down the street a bit.

A petition was circulated and signed to install "No overnight parking of commercial vehicles" signs in the neighborhood. The petition required 25% of the residents to sign and presented to the precinct. Installing is expected to be approved in May. Estimate of installation in 4-6 weeks. This will enable the Sheriff to tow any commercial vehicles parked on the streets overnight. A resident asked what the definition of commercial vehicles was and Marie Godard stated this is also in our deed

restrictions for White Oak Springs. Ronda Shepherd suggested we might put the definition on the website after signs are installed. Another resident asked where exactly the boundary stopped for the neighborhood. Marie Godard stated where the road changes on Hemwick, the same area that the Flock camera is mounted.

**Homeowners Forum:**

A resident emailed the board about garage sales. Any resident is allowed to hold a garage sale in White Oak Springs at any time but the board will be planning a community wide garage sale in the fall again this year. Suggested to wait until then.

A resident asked if there was anything that could be done with the loud cars in the neighborhood which included revving engines early in the morning. Lee Waldheim stated that APM could send a letter but it would not hold up in court as the streets are for public use.

A resident asked if anyone has had their garbage stolen. He noticed he had put it out for the trash but then it was gone. Several other residents stated that if it was grass clippings, a lot of people use it for mulch in their gardens.

A resident complained that a neighbor was throwing pieces of tile over the fence. This is dangerous for the lawn mower. Suggestions to talk or write a note to the other neighbor as they may not know this was happening (could be kids doing it).

A resident asked about the bullet train. The resident stated train will be running on the south side of the neighborhood. The eminent domain purchases have been made and construction should start soon. Marie Godard said she was aware of the status of the train and would start putting updates on the website and we will plan to start having updates at future meetings. Resident suggested to go to the website [texascentral.com](http://texascentral.com) to get updates.

**Presentation:** The board presented Marie Godard a plaque to show appreciation for all the hard work she has done for the neighborhood with the MUD board which includes the replating of Reserve F, installation of the walking trails, automated water meters, and the playground.

**Adjournment:**

Being there was no further business to come before the Board, the meeting was adjourned at 7:47 P.M.

Respectfully Submitted,  
White Oak Springs Homeowners Association, Inc

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White Oak Springs HOA Board

Co Pd 6  
Co Yr 2022

WHITE OAK SPRINGS  
Monthly Summary  
For the month of June  
Year 2022

Description	Amount	Year to Date
MONTHLY INCOME	394.27	71,066.70
TOTAL MONTHLY EXPENSE	5,473.03	33,354.11
NET MONTHLY INCOME (LOSS)	(5,078.76)	37,712.59
 TOTAL CASH		99,254.54
 CAB OPERATING ACCOUNT		47,135.33
CAB BANK RESERVES		52,119.21

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WHITE OAK SPRINGS  
Trial Balance  
For the month of June  
Year 2022

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Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	** A S S E T S **				
1020	CAB OPERATING ACCOUNT		5,188.50	47,135.33	
1050	CAB BANK RESERVES	206.41		52,119.21	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		96.67		-2,324.54
2012	Refund for Over Payment		0.00		-100.87
2013	Assessment Pre-Payments		0.00		0.00
	** C A P I T A L **				
3110	Retained Earnings		0.00		63,967.36
	** I N C O M E **				
4010	2020 ASSESSMENT INCOME		0.00		0.00
4011	2021 Assessment Income		0.00		256.66
4012	2022 Assessment Income		197.71		69,292.40
4020	Interest & Penalty Income		2.44		276.99
4030	Collection Fees Reimbursement		0.00		120.00
4040	D/R Enforcement Income		50.00		275.00
4050	Payment Plan Income		20.00		60.00
4060	Legal Fee Reimbursement		115.66		733.20
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		8.46		52.45
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	600.00		3,600.00	
6120	Landscape Extras	0.00		2,400.00	
6130	Irrigation Repairs	650.00		670.52	
6140	Signage and Fence Repair	0.00		457.63	
6150	Force Mows	0.00		0.00	
6180	Miscellaneous Repairs	0.00		262.06	
6210	Electricity	576.92		3,509.46	
6220	Trash Service	1,854.35		11,126.10	
6230	Water	341.73		608.93	
6240	Cameras	0.00		4,256.00	
6250	Website	0.00		350.67	
6260	Storage	44.00		189.00	
6310	Management Contract	584.82		3,508.92	
6320	Management Extras	0.00		0.00	
6330	Postage	44.44		259.97	
6340	Copies	11.77		72.93	
6350	Collection Expense	25.00		180.00	
6360	Deed Restrictions Expense	25.00		125.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		0.00	
6390	Meeting Expense	0.00		0.00	
6410	Legal Corporate	0.00		0.00	
6420	Legal Billable	15.00		191.00	
6510	Insurance D & O	0.00		0.00	
6520	Insurance Genl Liab Pkge	600.00		600.00	
6610	Tax Return - Permits	0.00		200.00	
6620	Taxes Federal	0.00		0.00	
6630	Taxes Property	0.00		5.00	
6640	Committee Expense	100.00		760.92	
6670	Bank Charges	0.00		20.00	
6680	General Reserve	0.00		0.00	
B a l a n c e		5,679.44	5,679.44	132,608.65	132,608.65

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WHITE OAK SPRINGS  
Income Statement  
For the month of June  
Year 2022

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Account No	Description	Current Period	Y-T-D Balance	Year Budget
	<b>** I N C O M E **</b>			
4010	2020 ASSESSMENT INCOME	0.00	0.00	0.00
4011	2021 Assessment Income	0.00	256.66	200.00
4012	2022 Assessment Income	197.71	69,292.40	69,700.00
4020	Interest & Penalty Income	2.44	276.99	600.00
4030	Collection Fees Reimbursement	0.00	120.00	100.00
4040	D/R Enforcement Income	50.00	275.00	200.00
4050	Payment Plan Income	20.00	60.00	40.00
4060	Legal Fee Reimbursement	115.66	733.20	400.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	8.46	52.45	100.00
4090	Miscellaneous Income	0.00	0.00	0.00
	TOTAL INCOME	394.27	71,066.70	71,340.00
	<b>** E X P E N S E S **</b>			
	<b>** MAINTENANCE **</b>			
6110	Landscape Contract	600.00	3,600.00	8,000.00
6120	Landscape Extras	0.00	2,400.00	2,000.00
6130	Irrigation Repairs	650.00	670.52	1,000.00
6140	Signage and Fence Repair	0.00	457.63	3,200.00
6150	Force Mows	0.00	0.00	150.00
6180	Miscellaneous Repairs	0.00	262.06	1,000.00
	TOTAL MAINTENANCE	1,250.00	7,390.21	15,350.00
	<b>** UTILITIES **</b>			
6210	Electricity	576.92	3,509.46	7,200.00
6220	Trash Service	1,854.35	11,126.10	23,000.00
6230	Water	341.73	608.93	2,400.00
6240	Cameras	0.00	4,256.00	4,800.00
6250	Website	0.00	350.67	310.00
6260	Storage	44.00	189.00	276.00
	TOTAL UTILITIES	2,817.00	20,040.16	37,986.00
	<b>** ADMINISTRATIVE **</b>			
6310	Management Contract	584.82	3,508.92	7,020.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	44.44	259.97	800.00
6340	Copies	11.77	72.93	210.00
6350	Collection Expense	25.00	180.00	100.00
6360	Deed Restrictions Expense	25.00	125.00	225.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	0.00	0.00	50.00
6390	Meeting Expense	0.00	0.00	1,200.00
	TOTAL ADMINISTRATIVE	691.03	4,146.82	9,905.00
	<b>** LEGAL **</b>			
6410	Legal Corporate	0.00	0.00	250.00
6420	Legal Billable	15.00	191.00	1,500.00
	TOTAL LEGAL	15.00	191.00	1,750.00
	<b>** INSURANCE **</b>			
6510	Insurance D & O	0.00	0.00	1,100.00
6520	Insurance Genl Liab Pkge	600.00	600.00	3,171.00
	TOTAL INSURANCE	600.00	600.00	4,271.00
	<b>** OTHER EXPENSES **</b>			
6610	Tax Return - Permits	0.00	200.00	250.00
6620	Taxes Federal	0.00	0.00	2.00
6630	Taxes Property	0.00	5.00	17.00
6640	Committee Expense	100.00	760.92	2,000.00
6670	Bank Charges	0.00	20.00	200.00
6680	General Reserve	0.00	0.00	(391.00)
	TOTAL OTHER EXPENSES	100.00	985.92	2,078.00
	TOTAL EXPENSES	5,473.03	33,354.11	71,340.00



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Co. Pd 6  
Co. Year 2022

WHITE OAK SPRINGS  
Income Statement  
For the month of June  
Year 2022

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Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	(5,078.76)	37,712.59	0.00