

White Oak Springs Homeowners Association

Board of Directors Meeting Minutes

December 8, 2024

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday December 8th, 2024.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Ronda Shepherd, called the meeting to order at 8:04 A.M.

Board of Directors Present:

Ronda Shepherd, President
Rafael Melgoza, Vice-President
Aldo Garcia, Secretary
Marie Godard, Treasurer
Henry Hernandez, Director

Absent:

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 11/10/2024 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

- Discussed financial report:

CITBank Operating:	\$ 1,439.46
CD Bonds @4.86%:	\$27,874.68
Alliance Operating	\$16,510.64
Alliance Reserves	<u>\$71,525.01</u>
Total	\$117,349.79
- Board members voted unanimously to purchase \$50,000 CD (7-monthly) with reserve funds.
- 501-4C status: Paperwork in progress with Accounting Firm

Open Violations/Legal

- Ronda to discussed open violations not being checked during inspections & missing repeated ones.
 - Confirm Solar Panel ACC was approved for one property Sept 2022.
- Board reviewed 2 accounts in legal for any progress/changes.

Contracts due and possible increase for 2024

- Flock Safety increase for 2025: \$250/annual per camera.
- Texas Pride 12/9/2024 letter received regarding TP now under new management.

Events

- No events planned for remainder of 2024
- Christmas décor contest winners will be selected 12/22/2024
- Easter Egg hunt for 2025 was mentioned, but volunteers are needed to coordinate and plan.

Upcoming holidays

- Christmas
- New Years

Old Business:

- Playground: mulch in playground added - completed
- Streetlight led replacement: CenterPoint contacted & we're delayed to end of year due to storms
- Sidewalk repairs: Harris County confirmed that WOS remains on their schedule but they are experiencing delays due to summer storms.
 - Request from homeowners to see if HC would extend sidewalk to the corner of the Gas Station
 - Marie to submit HC service request. This would mean the removal of 3 trees along brick wall.
- Commercial Vehicle definition & parking: Working with legal, additional night inspection delayed
 - Aldo to order an additional sign to install on Deed Restriction front entrance sign.
 - Marie to follow-up with Barsalou on supporting documentation to begin night inspections
- Corporate Transparency Act: In effect 1/1/2025 was put onhold by US District Court 12/3/2024 while the US Dept of Justice filed a notice of appeal. Currently, no obligation for board members to provide their driver's license to the Financial Crimes Enforcement Network (FinCEN).
- Untagged cars (now with temporary tags) on White Oak Gardens Dr are being reviewed for CC&Rs.
- \$200 gift cards purchased for Christmas Décor contest
 - Rafael to take pictures of Xmas décor for website album and for contest
 - Ronda to email an email blast to all homeowners who wish to be judges for the contest
- WOSHOABoard email access: For security reasons, password was changed.

New Business

- Christmas entrance decorations to be removed approx 1/11/2025
 - HOA Board will need more storage bins to pack and store new Xmas décor
- Jan 2025 newsletter is in progress
- Front Entrance Spring landscaping discussion, board members to provide ideas in next meeting
- Front Entrance pine tree removal near brick wall that is leaning
 - Aldo to get quote from landscaper to remove once we hear back from HC to extend sidewalk
- Crime Awareness: Possible suspicious backyard breakin was discussed, but no report submitted

Meeting adjourned: by Ronda Shepherd, President at 9:01 A.M



Approved: Secretary, White Oak Springs HOA