

**White Oak Springs Homeowners Association  
Board of Directors Meeting Minutes  
June 21, 2024**

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Friday June 21<sup>st</sup>, 2024.

**Quorum & Meeting Call to Order:**

Quorum was established by attendance. Board President, Aldo Garcia, called the meeting to order at 6:00 P.M.

Board of Directors Present:

Aldo Garcia, President  
Eugene Watkins, Vice President  
Marie Godard, Treasurer  
Ronda Shepherd, Secretary

Absent:

Henry Hernandez, Director

Community Manager:

No one was present from Action Property Management (APM)

**Minutes**

HOA Board Meeting minutes from 05/19/2024 were reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary

**Financial Report**

- Discussed financial report:
  - Operating account: \$32,662.18
  - Reserves: \$27,514.44
  - FCB CD total: \$86,419.53
  - Total Cash: \$146,696.15
- 501-4C status: Paperwork still pending
- 209 pertaining to the \$25 fee on late assessment fees

**Open violations/Legal**

Discussed current violations. One that was approved and still ended in violation of CCRS. Also reviewed current legal accounts.

**Contracts due and possible increase for 2024**

Texas Pride-Contract auto renewed for 3 years, will end next year. This year increase will come on July 1<sup>st</sup>. Discussed the expectations on the increase for next year

**Upcoming holidays/events)**

No news

**Community meeting**

Nothing new for the next community meeting

## Maintenance list

- Need to add more mulch in the playground-Aldo to remind Lawn company as they have been busy with repairs in the area due to the storm
- Flag has been replaced and light repaired
- Wall near the flagpole needs to be cleaned – Eugene and Aldo will make plans to clean it
- Community member complained about the front landscaping (weeding, etc.) – Aldo to address with lawn company

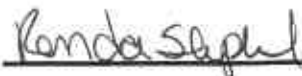
## Old Business:

- **Streetlight led replacement**
  - Should be done in a few months
- **Sidewalk repairs**
  - Waiting on more repairs
- **July Newsletter**
  - Completed, Aldo to plan the delivery
- **Trash suspension for unpaid assessments update**
  - Discussed the trash suspensions
- **Ez fiber events**
  - No new news
- **APM as certified management for WOS**
  - APM working with county clerk's office
- **APM office move**
  - APM has completed move: 11078 Regency Green Drive, Cypress, TX 77429
- **WOS website review**
  - Marie asked board members to review the website and give suggestions for updating or archiving items

## New Business

- **Crime awareness**
  - Vehicle broken into
- **Storm repair in WOS**
  - APM to give 30 days before repairs
- **Overnight and illegal cars parked on the streets**
  - There are several areas in the neighborhood where cars are lined up and down the streets and or missing license plates. APM is addressing

Meeting adjourned: by Aldo Garcia, President at 6:53 P.M.



---

Approved: Secretary, White Oak Springs HOA