

White Oak Springs Homeowners Association Board of Directors Meeting Minutes September 18, 2022

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, September 18, 2022. A Quorum was established, Marie Godard, President, called the meeting to order at 9:00 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
Ronda Shepherd, Secretary
Eugene Watkins, Treasurer
Aldo Garcia, Senior Director

Absent

Erika Valdez, Director

Community Manager:

No one was present from Action Property
Management (APM)

Minutes

HOA Board Meeting minutes from 8/21/2022 was reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary.

Financial Report

Discussed financial report, accounts turned into legal and current accounts with credits and debits.

Open violations

Reviewed list of open violations and what needs to be closed.

Contract due list

Texas Pride-July 7, 2023
Cirro Energy – Dec 31, 2022
Flock Camera-October 2022
Lawn Management-April 2023

Upcoming holidays/events

Grandparents Day: Sep 11th
Halloween: Oct 31st

Yard of the month

Eugene to pick YOM for October. Ronda will also update the YOM map with current delinquencies and past YOM.

Old Business:

- **Maintenance list**– The following is still on hold and will need to be addressed when the budget for 2023 is decided upon:
 - 90-degree extension for the water faucet-on hold
 - Flood light replacement with theft protection-on hold
 - Cracked backflow pipe- Cost to fix the pipe starts at \$250. This cost could possibly increase if other problems are found. Backflow is not needed at this time so decision made to hold off on this until next year to not deplete the budget.
 - Gate on the playground seem to be broken. Will be left as is for now
- **Construction end of Gentry Rd entrance into Hemwick**
 - Entrance is partially closed, nothing new on this.
- **Street light expense**
 - Aldo has not been successful in reaching Centerpoint for replacement of the streetlights to LED. *Update: Aldo was able to get ahold of Brian Giang, service consultant on 9/19. Brian said the neighborhood could get the LED light replacement for free. The waiting list is 10-12 months old. Information he requested about the ESID numbers will be sent and this will be monitored.
- **Construction of Weiser Business Park**
 - No new news
- **Newsletter:**
 - October newsletter was printed and brought for distribution. Discussion on contents of the December newsletter
- **MUD 248 activities**
 - No new news
- **Crime awareness**
 - No new crime reported
- **Improvements to the front entrance**
 - Ericka has not been able to get ahold of the lawn company to discuss plans of rocking the front entrance. Aldo said he would try and help get ahold of them.
- **Digital Board**
 - Ronda has been trying to get ahold of the president of the HOA for Oak Cliff Place to inquire about the digital message board. Will keep working on this.

New Business

➤ **Election meeting and preparation**

- Discussed the upcoming community meeting, talked about 2 position elections and meeting assignments

➤ **Water Authority meeting**

- Ronda attended the current water authority meeting about the Cypress Creek Flooding Task Force forming a new government entity to tax and pay for flood control in our area. This is on top of the HCFCD taxes we are already paying. More information can be found on www.cycreekstoptheflooding.com and <https://www.hcfcd.org/Resources/FAQ> . More information will be presented to the public at a townhall meeting on Tuesday October 11th at Cypress United Methodist Church from 6:30-8:00 pm. An informational flyer will be printed out and passed out with the newsletter to encourage residents to attend.

➤ **AirBnB Restrictions for our neighborhood**

- Information on the restriction on AirBnB in another neighborhood was discussed. An amendment can be added to our current covenants in the same way as long as there is 75% approval of residents. This will be discussed at the next community meeting and a voting sheet sent out with the next mailer.

Meeting adjourned: by Marie Godard, President at 10:08 A.M.



Approved: Board Member, White Oak Springs HOA