White Oak Springs Homeowners Association
Board of Directors Meeting Minutes
August 23, 2026

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person, on Sunday August 23, 2026, at a McDonald's on Cypress North Houston.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Ronda Shepherd, called the meeting to order at 8:05 A.M.

Board of Directors Present:
Ronda Shepherd, President
Marie Godard, Treasurer
Rafael Melgoza, Vice-President
Henry Hernandez, Director

Absent:
Aldo Garcia, Secretary

Community Manager:
No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 7/12/2026 were reviewed and approved. A copy of the minutes was signed and returned by Rafael Melgoza, Vice-President.

Financial Report

- Discussed financial report ending July 31, 2026:

Alliance Operating	$38,372.38
Alliance Reserves	$33,314.52
Alliance CD Bonds	$30,516.92 (7-month CD @3.31% matures 1/7/2027)
Alliance CD Bonds	$50,731.64 (9-month CD @3.54% matures 9/9/2026)
Total	$152,935.46

- Trash suspension discussed, 1 suspended account remaining.
- Discussed one supplier check that needs to be reprocessed as it was stopped on the old operating account closed on 7/15/26.
- Discussed old operating account closed and bank activities for autopayments. Marie confirmed that the two (2) homeowners making overpayments for next year's assessments were seen in the new operating account.
- HOA Insurance premiums for D&O are due 10/1/2026 (3-yr rate expiring 2028)
- HOA Insurance premiums for General Liability, Property, & Umbrella pending, due 10/1/2026

- Flock Safety $3775.00 refund in is a 30-day process period, JR and Betty at APM notified.
- Budget 2027 draft numbers reviewed by HOA Board and is in progress with approx. the same budget as 2026 except for the pending increase for Best Trash, APM, Cirro, and Insurance premiums.
- No accounts in legal.

Contracts Due and Possible Increase for 2026

- Cirro Energy contract for renewal prior to 1/1/2027
- Best Trash increase 1/1/2027 (5-year contract renewal in Dec 2030)
- APM small increase expectation for 2027.

Open Violations/Legal

- Reviewed the following:
  - one violation where homeowner requested arbitration for mold on siding.
  - one violation where new roof was installed with no approved ACC.
  - one commercial vehicle per CCR 2.02 parked on Gentry Rd, not servicing a lot, but parked on the street since early July. This has been turned over to the "areas of concern" to the Sheriff Deputy patrols thru MUD248 for resolving. APM to send out CCR violation letter to address.
  - Gray car on Gentry Rd seen by neighbor being towed by Sheriff Patrols.
  - reported patio furniture in front yard. APM to notify homeowner to resolve.
  - new renter storing children's play equipment in front yard. APM to notify homeowner to resolve.

Upcoming Events/Holidays

- No additional events have been planned.
- Halloween house planned on White Oak Trace will be a haunting event and WOS looks forward to all the Halloween décor and atmosphere.

Old Business:

- Agave status in the front entrance was discussed and will continue to monitor for drought.
- Playground inspection was carried out, and remaining for deficiencies in progress:
  - Aldo to order additional signage - pending
  - Marie to get missing "hot surface" and "adult supervision" stickers from playground installation - pending.
- Ronda updated HOA Board on MUD248's resolution for walking trail damages & supplier Ethoscapes will complete the repairs and cover the expenses.

New Business

- APM improvements using Cloud-based websites, we may need to adopt to as well to have the same benefits as other APM communities and move away from our WIX website, which means

we would no longer have access to add what we want, and only minimal changes would be added.

- Ronda updated on sidewalk repairs. MUD meeting with Director of HC Roads and Bridges
  - Will repair sunken and flooded sidewalk near 14115 White Oak Gardens Dr
  - Will repair manhole and uneven sidewalk at school bus stop near 10834 White Oak Creek Ct
- Front entrance pots with dying flower plants. Henry to investigate alternative plants.
- Marie reviewed New Legislative Laws for Sept 1, 2026, in Texas that may impact WOS
  - Electronic Voting, Remote Meetings, Meeting Notice.
  - Online Documents, Dual Filing with county clerk and TREC
  - Owner Drought protection on lawns, due process, and rental restrictions

Crime Awareness

- Homeless person seen Sunday morning sleeping on bench on walking trails. This will be reported to MUD248 Sheriff Patrols.
- No other 'crimeawareness' reports since Sheriff Patrols have been in effect.

Meeting adjourned: by Ronda Shepherd, President at 9:08 AM

RJS

Approved: Secretary, White Oak Springs HOA