

White Oak Springs Homeowners Association

Board of Directors Meeting Minutes

June 19, 2025

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held via Teams meeting on Sunday June 19, 2025.

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
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 5/18/2025 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

- Discussed financial report:

CITBank Operating:	\$ 6,213.95
CD Bonds @4.86%:	\$ 9,513.00 (\$9k matures 6/20/2025)
Alliance Operating	\$44,572.13
Alliance Reserves	\$48,194.42
Alliance CD Bonds	<u>\$50,897.90</u> (7-month CD matures @4.31%)
Total	\$159,391.40
- 501-4C status: Accounting Firm says they have not heard back from government on application.
- Board discussed the issues with a variance of \$9,334.26 between the bank and G/L files. Marie to work with APM on getting the G/L manual entries done to correct the variance. May financials are being delayed until this is resolved.
- BOD voted to transfer remaining CITBank funds to Alliance leaving a \$1000 balance to close off CD that matures 6/20/2025.

Open Violations/Legal

- BOD continues to work with legal & APM on CV violations in WOS per CCR, prior to addition evening CCR inspections.

- Discuss what's allowed by Harris County on their grass portion and radius of the driveways.
- Two neighbors' fences fallen to the ground and over 1 month period not yet reported by inspector. Board to take pictures and send in.
- Discuss repeated parking offender on corner Gentry between White Oak Falls and White Oak Trace.
- Perhaps this topic can be added to the WOS July Newsletter.
- Board reviewed 2 accounts in legal for their status updates.

Contracts due and possible increase for 2025

- Increases to our suppliers are:
 - Texas Pride: \$2321.32-\$2408.37 (**7/1/2025**, \$15.46 per lot to \$16.04 monthly, + taxes)

Upcoming Events/Holidays

- July 4th courteous to your neighbors and pets sent in newsletter. Email blast may also be sent out.
- Newsletter reminder to ask neighbors to be courteous to your neighbors and pets, and to be good neighbors during fireworks events and loud parties. Also to send by email to emails voluntarily provided to BOD.

Old Business:

- Commercial Vehicle definition & parking: Waiting on legal, additional night inspection delayed. No updates.
- Sidewalk extension: No updates.
- Sidewalk repairs: No updates.

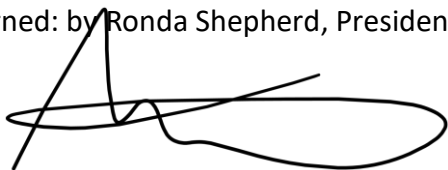
New Business

- Board member recommended re-painting the "White Oak Springs" text on the entrance signs.
- Board discussed unkept grass in playground and notified lawn company to address.
- Old Shrubs planted along the perimeter on the back of the first yard's fence were replaced by new plants along the entire fence row.
- Discuss ditch behind the gas station that is not HOA property and overgrown weeds, and grass not maintained. BOD member did contact the county and 10-day to inspect response is pending.

Crime Awareness

- A homeowner reported a dark van vehicle at 5am driving out from between the walking trails entrance near the mailbox. Very suspicious as the Van drove with no lights and waited across the gas station for a few minutes before driving towards 290 still with no lights on. This was reported to MUD248.

Meeting adjourned: by Ronda Shepherd, President at 8:54 A.M



Approved: Secretary, White Oak Springs HOA