

White Oak Springs Homeowners Association

Board of Directors Meeting Minutes

March 22, 2026

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person, on Sunday March 22, 2026, in our playground area.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Ronda Shepherd, called the meeting to order at 8:12 A.M.

Board of Directors Present:

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

Absent:

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 2/15/2026 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

- Discussed financial report:

Alliance Operating	\$67,996.21
Alliance Reserves	\$32,493.74
Alliance CD Bonds	\$30,087.90 (7-month CD @3.45% matures 7/7/2026)
Alliance CD Bonds	<u>\$50,000.00</u> (9-month CD @3.54% matures 9/9/2026)
Total	\$180,577.85
- Flock Camera invoice was paid as schedule, with tax exempted.
- KT Tech was paid his remaining fees for the Xmas décor installation in Dec 2026
- APM sent 209 letters for delinquent accts, currently 4 payment plans, and trash suspensions to start approx. 4/15/2026.

Contracts Due and Possible Increase for 2026

- No contracts currently up for renewal.

Open Violations/Legal

- Discussed yard being covered with dirt instead of lawn as these are in violation of the CCRs, and APM gave them a 30-day extension. Ronda to talk with APM about allowing the HOA Board to approve these extensions as some units/lots have had their violation run over several months, or years.

Upcoming Events/Holidays

- Possible hot dog day discussed for May 2026, and in the back of the playground location.
 - Location of 2 tables selected
 - Henry offered to supply a BBQ for cooking the hotdogs.
 - More information to come on this.

Old Business:

- Red Mulch and Flowers installed in the front entrance and flagpole areas.
- Playground mulch added to the playground.
- Flock Camera maintenance completed 3/22/2026 by Flock service. Both entrance cameras were replaced by their newest version of LPR cameras.
- Henry and Ronda are both working on getting quotes for mailbox cement pad inspection and repairs, or replacement is in progress.
- Tifco Company ditch drainage concerns under new business.
- No progress on ways of getting “community meeting feedback” to encourage more attendance to future meetings located at the VFW.
- No progress on scheduling playground inspection of equipment. Marie will schedule with Cheyenne at Champions-Hydro. Inspection will include equipment, tree and mulch maintenance, etc.

MUD248 News

- MUD248 Sheriff patrols coming to the entire MUD248 district and water/sewage facilities. The MUD248 board of directors has signed this agreement and is pending commission court’s signing. Expectation is to begin approx. April 1st.
- MUD248 board of directors has approved recreation monies up to \$10K per year, per HOA for playground recreational invoices. WOS has already signed their agreement and is waiting for their signed copy to keep on WOS file at APM and let APM know what steps they will need to take for this.
- MUD248 is working on a MUD Flock Safety account that will include all of MUD248 district and water/sewage facilities. Once the contracts are switched to MUD accounts, MUD248 will take over the HOA Flock Safety account as well. This is still in progress.
- MUD248 has two opening for their board of directors. Early elections are Monday 4/20, Wed 4/22 thru Tues 4/28 as early voting, and May 2nd as election day. Election location will be the Hyatt hotel next to Houston Tesla.

New Business

- Update on HOA Board discussed a letter received from an adjoining business on to the boundary of White Oak Springs requesting that overgrown trees and foliage be maintained. Two HOA board members worked with MUD248 to clarify the ownership or responsibility of this drainage ditch, and it was discovered to be Harris County Flood Control. They have since mowed the grass and removed the dead mature trees and are working with Tifco on the remaining concerns.
- Trash service at 2 different addresses did not get picked up. The residents contacted Best Trash:
 - One resident was told that they needed to re-bag the yard trash as they were either too large or heavy.
 - One resident was told that they were using a container that did not meet Best Trash guidelines and were told they would service store-bought containers ranging from 30 to 50 gallons.
 - Please refer to the Best Trash flyer in the Quick Links on our website for Acceptable Guidelines.
- April 2026 Newsletter is in progress and will only be available online. Residents who have provided their email addresses will get an email to the URL once it is uploaded on the website.
- New playground signs were ordered as they were vandalized and destroyed. See crimeawareness report on this crime.
- New flagpole flag was ordered as the old one got caught and torn up by tree branches. Tree branches were trimmed back since.
- Confirmed that Lee Waldheim is considered retired at this and no longer taking any HOA related business calls.
- Henry will paint the picnic table in the playground at his first opportunity.

Crime Awareness

- Truck stolen on March 19th.
- Sprinkler System main bell housing and 2-inch check valve were cut and stolen from the backflow station. The commercial locks were cut with a bolt cutter to break into the station covered by metal caging. This was discovered Sunday, March 22nd. Last known time watering worked was Tuesday, March 17.

Meeting adjourned: by Ronda Shepherd, President at 8:57 A.M



Approved: Secretary, White Oak Springs HOA