White Oak Springs Homeowners Association
Board of Directors Meeting Minutes
September 27, 2026

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person, on Sunday September 27, 2026, at a White Oak Springs Playground park.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Ronda Shepherd, called the meeting to order at 8:00 A.M.

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

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

Minutes

HOA Board Meeting minutes from 8/23/2026 were reviewed and approved. A copy of the minutes was signed and returned by Rafael Melgoza, Vice-President.

Financial Report

- Discussed financial report ending August 31, 2026:

Alliance Operating	$29,203.75
Alliance Reserves	$33,718.80
Alliance CD Bonds	$30,602.71 (7-month CD @3.31% matures 1/7/2027)
Alliance CD Bonds	$50,884.17 (9-month CD @3.54% matures 9/9/2026)
Total	$144,409.43

- Trash suspensions discussed, 1 suspended account remaining.
- Rafael to check that one supplier received and processed his check for $72.
- Marie confirmed that all autopayments through the old operating account are now being processed to the new operating account.
- HOA Insurance premiums paid for D&O $1203, General Liability $1707, and Umbrella $1000.
- APM completed 2027 budget & HOA Board approved same assessment for 2027 of $670.
- Flock Safety $3775.00 refund for 9 months was received and deposited into operating account.
- No accounts in legal.

Contracts Due and Possible Increase for 2027

- Cirro Energy 3-year contract up for renewal 1/1/2027
- Best Trash increase 1/1/2027 (5-year contract renewal in Dec 2030)
- APM small increase expectation for 2027 per 2027 budget.

Open Violations/Legal

- Reviewed the following:
  - Same violations as August were discussed as they are still open at the end of September.

Upcoming Events/Holidays

- Halloween house planned on White Oak Trace will be a haunting event and WOS looks forward to all the Halloween décor and atmosphere.
- HOA Board discussed holiday décor contests for remainder of 2026 and approved for Xmas Décor contest only.
- Neighbors' night out is Tuesday, Oct 6th. HOA Board is not doing any event this year. Perhaps next year we could arrange for the MUD248 patrolling deputy to come out and talk with the Community and a small Meet Your Neighbor near the playground area.

Old Business:

- Playground inspection was carried out, and remaining for deficiencies in progress:
  - ADA compliant item from sidewalk to entrance gate (Marie to discuss with MUD248)
  - Signage for Adult Supervisor, ages 2-12, and Emergency information (Marie/APM)
  - Stickers needed for Hot Surfaces (Marie/APM)
  - Tree Trimming of new foliage (Rafael to get pricing)
  - Additional Mulch is needed as Mulch is below markers and needs to always be at 12 inches above the underlying ground surface to eliminate the hazard of falls from elevated heights.
  - Ethoscapes 2nd Inspection for certification, Marie/APM will be scheduled afterwards.
- Ronda updated HOA Board that MUD248 repaired the walking trails cracks and repainted the surfaces compliant for mowers to cross over.
- Sidewalk repairs for delayed by Harris County due to Tropical Storm Eduardo. Director of HC Roads and Bridges has been contacted to get new schedule of work. Reply is pending.
  - 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
- APM continues developing their new cloud-based website and the future of our WOS Website remains pending at this time.

New Business

- AWBD Subsidence letter has been developed in support of MUD248 & Fresh Water District 61 and will be emailed and mailed out to governmental entities.

    - APM to do the postal mailing.
    - Ronda to send out the emailed from WOSHOABoard@gmail.com
- Marie updated the HOA Board that the MUD248 Deputy was promoted into another position with the Sheriff's Office, and we will have a temporary Deputy until this position is filled. What this means for WOS and MUD248 is that we begin all over again with our "areas of concern" and work that the previous Deputy was completing.
- Ronda discussed October elections and mailers, and meeting signage. 2 positions open.
- Ronda discussed Oct Newsletter status, once finalized, Marie to add to the Website.
- Marie discussed with board that APM has assigned WOS a community manager, contact is Scott Bronstad.
- Due to the Sprinkler System unreliability and recent repairs, HOA Board will continue monitoring the system for visible water every second day.

Crime Awareness

- Homeless person was reported sleeping on bench on the walking trails. This was reported to the MUD248 Deputy to investigate.
- No other 'crimeawareness' reports this month.

Meeting adjourned: by Ronda Shepherd, President at 9:13 AM



Approved: Secretary, White Oak Springs HOA