

White Oak Springs Homeowners Association
2024 Annual Meeting of the Members
October 23, 2024

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held Wednesday, October 23, 2024, at VFW Post 8905 at 21902 Northwest Fwy, Cypress, TX 77429 at 7:00 PM.

- **Quorum/Call to Order:**

A quorum was not established by proxy and attendance, meeting closed and reopened at 7:05 when quorum was met. Board President, Aldo Garcia, called the meeting to order at 7:05 pm.

Board of Directors Present:

Aldo Garcia, President

Marie Godard, Treasurer

Ronda Shepherd, Secretary

Henry Hernandez, Director

Absent

Eugene Watkins, Vice President

Community Manager:

Lee Waldheim was present from Action Property Management (APM)

- **Introductions**

Introductions of the board by Aldo Garcia

- **Minutes**

Aldo Garcia reviewed the annual meeting minutes from 10/26/2023 and they were approved by Ronda Shepherd, Treasurer.

- **Election Results**

By election majority vote, Aldo Garcia and Henry Hernandez will fill the open terms for the Board of Directors.

- **Financial Report**

Lee Waldheim with Action Property Management provided a brief breakdown of the financial report on 2024 finances and the projected budget for 2025 keeping assessments at \$635.00.

Lee Waldheim also covered the cost of insurance slightly going up from the previous year.

The 501C paperwork is also almost completed. Marie explained that the 501C makes White Oak springs tax exempt and will save the community a significant amount of money.

- **Nightly Inspections**

- Aldo let the community know that APM will start nightly inspection. This includes commercial vehicles in the street and in driveways. The CCR's specifically state that there are to be no commercial vehicles parked in the neighborhood unless work is being done by these companies at that house (temporary during the day). Marie stated that we follow the local government codes and ordinances as noted in our CC&Rs for commercial vehicles.

- **Open forum**

Homeowners concerns that were brought before the board:

- A homeowner asked if the financials could be a little clearer. While the financials are being covered, it's hard to follow along. Marie stated that all the paperwork will also be put online on the website.
- A homeowner asked why the insurance went up, Marie Godard replied that all insurance is going up everywhere. She had negotiated a better price this year than what initially came in.
- Concerning assessments, a homeowner asked if the assessments will ever go down. Lee replied it's all based on budget so we could not answer that.
- A homeowner asked about the retention area behind the gas station, it is overgrown. Aldo mentioned it is not part of the neighborhood and he had already talked to the manager of the gas station but that is all the board can do.
- Concerning letters upkeep of grass on front yards, a homeowner asked if there were letters going out, even if it's a board member. Lee replied yes, the board also gets letters and that cannot keep anyone off the board based on the state of the house. Homeowner stated that nothing is getting done about it, what can be done? Lee replied we can send it to legal but it could cost \$2-\$3,000. This amount is not allowed to go to collections, only the assessments are. The letters will eventually cause fines on the account that must be paid before the sale of the house. Another homeowner asked about what happens if we are in a drought. Marie mentioned this happened last year and the water department placed signs at the front of the neighborhood stating water restriction in place. The board asked APM to suspend the letters during this period.
- A homeowner asked if there was an exception to the commercial vehicle inspections for first responder. He said he is a first responder for his company,

and he cannot park the vehicle anywhere else as it will delay his response. Marie said the board would take a look at exceptions and discuss with the lawyer on what may be allowed by the local government codes. A homeowner stated if there was a blank magnet or something that can cover the name of the company. Marie said that may not help based on the type of vehicle it was.

- A homeowner stated his concerns on several vehicles with no tags parked in the street. Lee also said that he knows what his concern is and has sent a letter. He stated that temporary tags were ok, but the homeowner pointed out that there are no tags at all on them, like they were just bought at auction and being worked on at the residence. Marie mentioned we will check the CCR's about how many cars are allowed at each residence. The board will also discuss.

- **Raffle**

Winner of the raffle was Mahesh Rupani

- **Adjournment of Annual Meeting**

Aldo Garcia adjourned annual meeting at 7:52pm.



Approved: Board Member, White Oak Springs HOA