

**White Oak Springs Homeowners Association
Board of Directors Meeting Minutes
May 18, 2025**

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held via Teams meeting on Sunday May 18, 2025.

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

Absent:

None, all present

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 3/16/2025 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

- Discussed financial report:

CITBank Operating:	\$ 6,213.69
CD Bonds @4.86%:	\$ 9,475.93 (\$9k matures 6/20/2025)
Alliance Operating	\$49,881.19
Alliance Reserves	\$47,988.29
Alliance CD Bonds	<u>\$50,718.23</u> (7-month CD matures @4.31%)
Total	\$164,277.33
- 501-4C status: Paperwork in progress with Accounting Firm
- Confirmation that no additional automatic payments were sent to the old CITBank in April.
- 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.
- Discuss increase in CV parking on the corner of Gentry and White Oak Trace.
- 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
- 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.
 - Aldo delaying order an additional sign for front entrance until above is addressed.
 - Board still waiting for reply from Barsalou on support document to begin night inspections.
 - Board has discussed rules that would need 67% approval of WOS membership.
 - Rafael to share online URL he found for 'Texas Residential Property Owners Protection Act'
- Sidewalk extension: No updates.
- Sidewalk repairs: No updates.
- Tree trimming in the far back of the walking trails. Rafael to check if there is any homeless activity.

New Business

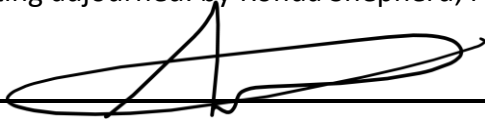
- Newsletter topics: July 4th, school schedule, garage sale items, commercial vehicles and parking in WOS, Harris County grass portion and driveway radius for those extending driveways, 'Did you know' article on dryer vent cleaning for safety and fire hazards.
- Email blast to go out regarding many additional Garage Sale items added to WOS website.
- Homeowner brought forward complaint on front entrance flag.
- Discuss putting shrubs along right perimeter entrance where several shrubs are dead or gone.
- 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.

- Discuss possible building structure erected, but it was confirmed that it was a cover only as requested on an ACC application.

Crime Awareness

- A few persons in an older looking truck knocked on a homeowners door over 10 minutes and then left the home. Homeowner reported that these were strangers to them and to be aware of them.

Meeting adjourned: by Ronda Shepherd, President at 8:53 A.M

A handwritten signature in dark ink, appearing to read 'Ronda Shepherd', is written over a horizontal line.

Approved: Secretary, White Oak Springs HOA