

**White Oak Springs Homeowners Association
Board of Directors Meeting Minutes
February 15, 2026**

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person, on Sunday February 15, 2026.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Ronda Shepherd, called the meeting to order at 8:03 A.M.

Board of Directors Present:

Ronda Shepherd, President
Aldo Garcia, Secretary
Marie Godard, Treasurer
Henry Hernandez, Director

Absent:

Rafael Melgoza, Vice-President

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 1/25/2026 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

o Discussed financial report:

Alliance Operating	\$66924.23
Alliance Reserves	\$29841.76
Alliance CD Bonds	\$30000.00 (7-month CD @3.45% matures 7/7/2026)
Alliance CD Bonds	<u>\$52276.11</u> (9-month CD @3.54% matures 9/9/2026)
Total	\$179,042.10

- o No accounts currently in legal, one account remaining on payment plan.
- o A \$30,000 CD for 7-month at 3.45% interest was purchased with reserve funds.
- o Delinquent assessment accounts were charged late charges and interest fees 2/3/2026. Overdue letters were sent out to homeowners in delinquent balance.

Contracts Due and Possible Increase for 2026

- No contracts currently up for renewal.

Open Violations/Legal

- Discussed some yard being covered with dirt instead of lawn as these are in violation of the CCRs.
- APM acknowledges that the homeowner came in to pay fines regarding no front lawn, and JR and Rebecca discussed options with the homeowner to rectify.

Upcoming Events/Holidays

- Possible hot dog day discussed for summer 2026, and in the back of the playground location. More information to come on this.

Old Business:

- Ronda is getting a quote for mailbox inspection and repairs, or replacement is in progress.
- Discussed ways of getting “community meeting feedback” to encourage more attendance to future meetings located at the VFW.
- Discussed tree trimming that was completed in February in the Playground and front entrance.
- Discussed new APM management contract due to new ownership and new APM policy for collections of accounts. No significant impact to White Oak Springs.
- Last month it was discussed that the correct playground quality mulch was being used and this was confirmed.

New Business

- Marie to arranged for playground inspection, at approx. \$600, thru the HOA and Cheyenne with Champion-Hydro services and this was approved to proceed.
- Homeowner inquired about approval for having chicken on their lot/unit. Board discussed the rules HB & County Rules and request is denied as the lots/units in WOS do not meet the requirements per the county to have fowl or chickens on the lot/unit.
- Discussed increased number of lot/units with oil stains. One property owner management to successfully remove the oil stain on their driveway using a name brand product. The HOA will be adding this as a suggestion-only in the next newsletter to help provide options for any property owners with oil stains.
- HOA Board discussed the row of trees in the far corner of the walking trails trimmed by Harris County. They were trimmed totally down to help keep the homeless of having camps hidden in these trees. All homeless camping materials were also removed.
- 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. Letter stated that the business manager reached out to Harris Flood Control who said they are not the owner, so they are approaching the HOA. This is a significant cost as these row of overgrown trees runs along a ditch behind and along White Oak Gardens Dr properties and has overgrown mature trees entangled in the business’s fences.
- MUD news that can be discussed with the HOA is as follows:
 - HOA Board has asked assistance from the MUD to identify the owner of the ditch with the overgrown trees. The facet drawings have a label of Harris County Drainage, but it is also

considered Reserve F of the HOA. The HOA Reserve A thru F include 2 pipelines, detention/retention ponds, the ditch behind & along White Oak Gardens Dr, and front utility entrance areas.

- Some MUD future projects that will impact or benefit WOS will be presented to the WOS members at the next community meeting in April 2026. There are currently 3 on-going such projects. 1) funding for recreational repairs, 2) Flock Cameras added inside our MUD and 3) Security.
- MUD elections, for the 1st time there will be an election for board members in our MUD as there are 2 positions up for renewal, and there are 4 candidates on the ballot. Elections will run last two weeks of April as early-voting, and held in our MUD, at the Hyatt next to the Tesla business, and election day will be May 2nd.

Crime Awareness

- No new crime reported:

Meeting adjourned: by Ronda Shepherd, President at 9:07 A.M



Approved: Secretary, White Oak Springs HOA