

White Oak Springs Homeowners Association

Board of Directors Meeting Minutes

July 12, 2026

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person, on Sunday July 12, 2026, at a HOA Board member's house.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Ronda Shepherd, called the meeting to order at 6:25 P.M.

Board of Directors Present:

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

Absent:

Henry Hernandez, Director

Community Manager:

No one was present from Action Property Management (APM)

Minutes

Note that there was no June 2026 HOA Board meeting held.

HOA Board Meeting minutes from 5/15/2026 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

- Discussed financial report ending June 30, 2026:

Alliance Operating	\$11,520.59
Alliance Operating (2)	\$34,107.03
Alliance Reserves	\$33,310.26
Alliance CD Bonds	\$30,430.63 (7-month CD @3.45% matures 7/7/2026)
Alliance CD Bonds	<u>\$50,584.46</u> (9-month CD @3.54% matures 9/9/2026)
Total	\$159,952.97
- Discussed budget shortages for 2026 and how these will be addressed.
- No accounts in legal.

Contracts Due and Possible Increase for 2026

- Cirro Energy contract for renewal prior to 1/1/2027

Open Violations/Legal

- Reviewed one violation where homeowner emailed the HOA Board regarding fines received.

Upcoming Events/Holidays

- Memorial Day BBQ scheduled for May 16th, 2026, was a success.
- No additional events have been planned.

Old Business:

- Ronda reviewed MUD248 updated benefitting WOS, mostly Sheriff Patrols.
- Agave status in the front entrance was discussed and will monitor for drought.
- Playground inspection was carried out and listing of deficiencies was provided to WOS.
 - Rafael to get pricing for playground mulch
 - Aldo to order additional signage
 - Marie to get missing “hot surface” and “adult supervision” stickers from playground installation.
- Mailbox maintenance is completed.

New Business

- July community meeting minutes assignments with divided amongst board members.
- Ronda discussed on-coming HOA October elections and 2 positions that will be up for renewal.
- Walking Trail damage was discussed, and Ronda provided an overview as she is working with the MUD operator and vendor to investigate and see what options will be available to resolve the broken cement.

Crime Awareness

- Lawn company harassed by one elderly resident, missing checks in postal mail delivery, and carwash loitering.

Meeting adjourned: by Ronda Shepherd, President at 9:15 AM



Approved: Secretary, White Oak Springs HOA