

**White Oak Springs Homeowners Association
Board of Directors Meeting Minutes
January 25, 2026**

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held over Teams, due to freezing temperatures, on Sunday January 25, 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
Rafael Melgoza, Vice-President
Aldo Garcia, Secretary
Marie Godard, Treasurer
Henry Hernandez, Director

Absent:

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 12/28/2025 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

- Discussed financial report:

Alliance Operating	\$44,939.28
Alliance Reserves	\$49,637.47
Alliance CD Bonds	<u>\$52,104.40</u> (7-month CD @3.88% matures 2/9/2026)
Total	\$146,681.15
- No accounts currently in legal, one account remaining on payment plan.
- Discussed the \$10,000 overage from 2025 to be transferred to the Reserves account, and that a \$30,000 new CD be purchased. This was unanimously approved by the board.

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.
- Monthly violation report from APM monthly inspection was no received for this meeting.

Upcoming Events/Holidays

- No up-coming events were discussed.

Old Business:

- Commercial Vehicle definition & parking: No updates.
- Rafael confirmed that our landscaper has shut down the sprinkler system.
- Ronda is getting a quote for mailbox inspection and repairs or replacement.
- Gift Cards for Community Meeting raffles are received.

New Business

- Community meeting, assignments made as to who will discuss which topics at the meeting.
- Discussed the deadline date for Christmas decorations, which is January 15th. APM inspections afterwards will send out violations letters to homeowners still having visible Christmas décor.
- Discussed arranging for a Playground Inspection, at approx. \$600, thru the HOA and Cheyenne with Champion-Hydro services and this was approved to schedule. Marie to schedule.
- Rafael is going to research what types of playground mulch are available to ensure that the mulch is the playground is playground graded and quality.
- Board discussed getting two quotes for tree trimming in the front. Marie to get the two quotes and copy board for which to approve.

Crime Awareness

- Rafael discussed the two recently reported crimes which included:
 - House attempted break-in
 - Crack pipe found on walking trails

Meeting adjourned: by Ronda Shepherd, President at 8:32 A.M

Approved: Secretary, White Oak Springs HOA