

WHITE OAK SPRINGS HOMEOWNER'S ASSOCIATION INC.
MEETING MINUTES
JANUARY 23, 2019

A monthly meeting of the Board of Directors of White Oak Springs Homeowner's Association, Inc. was held on January 23, 2019, at 6:47 p.m.

In Attendance:

Board members in attendance were Jay Hooper, Angela King, Marie Godard and Natasha Fuller. Management in attendance was Lee Waldheim.

There were 13 homeowners present.

Call to Order:

Having a quorum present Jay Hooper called the meeting to order at 6:47p.m.

Review of Minutes:

Approved the minutes for quarterly meetings 7.26.2018 & 10.30.2018.

Action between Meetings:

None

Financial Report: *There are no handouts for the financials* - Marie announced the new management company and reports the financials -

Financials: There were deposits totaling \$2,428.82. Out of that \$1,350.00 was for 2017 assessment income; \$150.00 was for 2018 assessment income; \$401.50 was for interest and penalty; \$8.93 was for collection fees reimbursement and \$518.39 was for legal fee reimbursement.

Cash on hand at the end of the month was \$45,969.39. Of that \$46,001.39 is in the Mutual of Omaha operating account. \$21,000.00 was moved over to the reserve.

The CAB operating account earned \$1.44 in interest for this month.

APM/HOA is in the process of collecting the 2019 dues. Due on the 31st of January, They billing of \$63,000.00 was sent out and need to collect \$24,300.00. Lees stated that APM offers a payment plan and P&I would be added on February, 2019. If dues are not paid, board will decide whether they will send over to the attorney. Marie stated that all the information would be on the website for everyone to see.

Miscellaneous Expenditures:

Barsalou & Associates	
Legal Expenses	<u>\$223.00</u>
Legal Expenses	<u>\$453.95</u>
 Action Property Management	
Reimbursement of Loan to APM	<u>\$5,000.00</u>

Deed Restrictions:

APM sent out 54 letters and there were 56 violations.

Collections:

APM has mailed the billing for the 2019 assessments.

Quotes and Bids:

3 Bids for landscaping were presented by Natasha:

 Brightview- \$1,300.00 per month

 Nash Lawn - \$700.00

 J Rodriguez - \$450.00 - unanimously voted on by homeowners, Natasha explained his duties.

Homeowner asked how many cuts there would be. Natasha explained the contracts and yearly work.

Safety & Security -

Angela stated that the speaker that she would like to bring in April was an ex criminal, and does public speaking to inform homeowners on what criminals look for; there would be no charge for him to attend. 2nd option would be to have a neighborhood watch program. Is looking for volunteers to form a committee and work with a local precinct, and meet with Deputy Ellis. There is no cost for this. Angela handed out some information on the neighborhood watch program. Board member suggested that everyone put their lights on as soon as sun goes down.

NEWS -

Jay Hooper stated that she and Marie have been going to mud board meetings for the last 8 months and presented to a board of lawyers to give their community some amenities, at first they said no, but then came back and said that they would give them a walking trail. Marie said that it would be done at no cost to the HOA. Project will start in the summer time. Trail will be made in cement, but the HOA will have to pay for the repairs, but HOA does not expect any repairs for several years. Marie and Jay will continue to attend the meetings throughout the project and will present questions as the project continues.

Events -

Easter Egg Hunt - April 13, 2019

Homeowners Forum:

- o Homeowner asked about the hotels in the area and the impact in the area. Marie stated that the MUD has to approve the new builds in the area.
- o Homeowner asked if the new builds will cause more water to go into the home. Marie stated that the MUD would build some kind of retention pond
- o Jay Hooper thanked everyone for the Christmas decorations.
- o Homeowner asked whether the deed restrictions were being enforced. Lee stated that if anyone sees a violation, to please send in a picture and APM would send a letter. Jay Hooper explained that he would not go on resident's property.
- o Homeowner asked about a fence that has been torn up, Lee stated that if it can be seen from the street, APM would send a letter to them.
- o Marie told Lee that there is a pipeline easement and that a homeowner has a garden that is not being taken care of and is looking bad, and is not on their property, how can they control it?

Adjournment:

Being there was no further business to come before the Board, the meeting was adjourned at 7:25p.m.

Respectfully Submitted,

White Oak Springs Homeowners Association, Inc

X

Natasha Fuller



ANGELA KING