

White Oak Springs Homeowners Association

Board of Directors Meeting Minutes

April 19, 2026

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person, on Sunday April 19, 2026, in our playground area.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Ronda Shepherd, called the meeting to order at 8:00 A.M.

Board of Directors Present:

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

Absent:

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 3/22/2026 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

- Discussed financial report ending March 31, 2026:

Alliance Operating	\$65,903.80
Alliance Reserves	\$32,697.30
Alliance CD Bonds	\$30,167.53 (7-month CD @3.45% matures 7/7/2026)
Alliance CD Bonds	<u>\$50,135.78</u> (9-month CD @3.54% matures 9/9/2026)
Total	\$178,905.01
- Trash suspensions for delinquent accounts are scheduled to start May 8, 2026.

Contracts Due and Possible Increase for 2026

- No contracts currently up for renewal.

Open Violations/Legal

- Board reviewed the question from APM and will response to APM directly. APM asked board if account(s) should be turned over to legal, where in violation of CCRs, and where front yard remains covered with dirt instead of lawn for an extreme length of time.

Upcoming Events/Holidays

- Memorial Day BBQ scheduled for May 16th, 2026, with rain day May 30, 2026.
 - Flyer is being finalized for making signs, distribution and email to known email addresses.
 - Proposed Budget was reviewed and approved by board.

Old Business:

- MUD248 update on Sheriff Patrols is that the contract agreement should have been signed in the Commissioner's Court April 16th, 2026. We are waiting to hear that this was done.
- Playground Inspection with Ethoscapes, formerly Champion-Hydro, to be scheduled.
- Henry and Ronda are both working on getting quotes for mailbox cement pad inspection and repairs, or replacement. So far, we have received one bid.
 - Marie to contact postal service to see if these bids need to be approved by USPS, etc.
- Tifco was notified that the unmaintained shrubs and trees are a Harris County Flood Control matter.
- Meeting survey was discussed and will be emailed to all known email addresses for feedback.

New Business

- Front maintenance discussed and possible planting of Agave plants donated to the HOA. The board was in agreement to plant along the front right fencing in the back of the first lot. Marie to get a bid from landscaper to get this done.
- Sprinkler valve taken March 20, 2026:
 - signage was discussed to identify our back flow device. Marie to make a laminated tag that will be tied down to the housing of the valve inside our cage covering.
 - Ronda will get copies of invoices paid to replace the valve and combination locks to discuss with the company who mistakenly took the wrong valve.
- Marie discussed solar video cameras for installation in the playground whereas no internet is needed as they use cellular and cloud storage. Decision was to wait and see if the Sheriff Patrol will correct any playground issues we are experiencing.
- Playground 1 of 2 cameras no longer working. Henry will have this looked at and repaired.
- Flagpole spotlight is bent. Henry to have someone look at repairing it as well as the loose spotlight at the flagpole that shines on the WOS brick wall.
- Flock Camera signage was replaced on both front and rear cameras at the request of the board.
- Lee Waldheim retirement memory scrapbook that APM preparing for him was discussed and memories will be sent to APM as part of WOS's participation in the scrapbook.
- Rules on trash containers discussed. These are already on the Best Trash & WOS website but will be added in the next newsletter. Trash containers cannot be from completing trash companies, otherwise residential trash containers can be purchased at local stores and tied down trash bags can also be used. Please see website for maximum number of these.
- MUD248 board of director elections for 2 openings was discussed. Location is at the Hyatt Place next to Telsa, and early voting runs between April 20th and April 28th, with May 2nd being election day. It is important for registered voters to vote as the MUD board makes critical decision effecting our entire MUD district as well as some decision impacting the communities inside the district. The MUD248 elections were included in the April newsletter and also discussed at the April community meeting.

Crime Awareness

- Homeless seen sleeping at the front of the Gas Station.
- Emailed submitted by homeowner in regard to stray dogs spreading trash on street.

Meeting adjourned: by Ronda Shepherd, President at 9:10 A.M

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

Approved: Secretary, White Oak Springs HOA