

White Oak Springs Homeowners Association Board of Directors Meeting Minutes December 28, 2025

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday December 28, 2025.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Ronda Shepherd, called the meeting to order at 8:02 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 11/16/2025 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 \$25,515.55
 - Alliance Reserves \$49,431.16
 - Alliance CD Bonds \$51,938.77 (7-month CD @3.88% matures 2/9/2026)
 - Total \$126,884.48
- o 501-4C status: Completed and all suppliers sent our Exempt Organization Tax number.
- o No accounts currently in legal, one account remaining on payment plan.
- o Assessments were mailed week of 11/10/2025, and 8 have been paid in full since end of November.

Contracts Due and Possible Increase for 2025-2026

- No contracts currently up for renewal.

Open Violations/Legal

- Commercial Business trailer parked on White Oak Springs Dr has been turned into APM for processing as this is a CCR violation.
- All other violations on the APM monthly inspection were reviewed as necessary.

Upcoming Events/Holidays

- Christmas décor – Rafael to schedule removal of front entrance decorations the second weekend of January.
 - Christmas décor contest winners were selected and have been announced on the Website. First, Second, and third place winners were presented with their prizes.
- A “Christmas in WOS – 2025” photo album added to the website under Photo Gallery.
- Newsletter send out a request looking for volunteers for a Easter Egg Hunt and July 4th possible event, depending if there are any interested people that would like to volunteer for these.

Old Business:

- Commercial Vehicle definition & parking: No updates.
- Discussed when to turn-off Sprinklers in the front. This will be determined based on weather.
- Manhole on Gentry Rd and White Oak Creek Ct is a storm drain, and not part of the MUD248 maintenance schedule. Homeowner has submitted a HC Service Request to address, but no status update on this is known at this time.
- Community Meeting raffle gift cards of \$25 (x4) were purchased for the 2026 meetings.

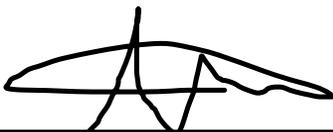
New Business

- Community meeting for January is setup for APM and VFW.
- Board discussed setting up an inspection of all WOS mailboxes, listing deficiencies and scheduling work for repairs.
 - o USPS representative did tell the HOA that they are looking into a more robust locking mechanism for the Main Access and Parcel boxes.

Crime Awareness

- Both added to the website under CRIMEAWARENES:
 - o Multiple incidents regarding different mailboxes in WOS were reported.
 - o Attempted house break-in was reported.

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



Approved: Secretary, White Oak Springs HOA