

White Oak Springs Homeowners Association

Board of Directors Meeting Minutes

September 21, 2025

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held via Teams meeting on Sunday September 21, 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
Marie Godard, Treasurer
Aldo Garcia, Secretary
Henry Hernandez, Director

Absent:

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 8/17/2025 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

- Discussed financial report:

Alliance Operating	\$45,743.44
Alliance Reserves	\$48,812.77
Alliance CD Bonds	<u>\$51,434.12</u> (7-month CD @3.88% matures 2/9/2026)
Total	\$145,990.33
- 501-4C status: Something, a tax form, similar 501C was provided to APM, but still looking into the application for the 501C status.
- No accounts currently in legal.
- Discussed 2026 Budgets and increase in assessments which will be discussed in detail in our October annual community meeting.

Contracts Due and Possible Increase for 2025-2026

- Texas Pride provided 30-day termination notice for 9/11/2025 once the HOA would not approve the rate petition for a 52.5% increase.
- Best Trash new contract was signed effective 9/12/2025 at a smaller 18% increase to 12/31/2025, and 5% increase 1/1/2026.
- Negotiated a mixture of contract from Insurance Companies, ending going from \$3961 in 2025 to \$3914 in 2026, with policies running from 10/1/2025 to 10/1/2026.

Open Violations/Legal

- Discuss pile of gravel/rubble on a property that is not being addressed by homeowner.
- Discuss a property with no lawn care in 2024 and 2025. Request to hold to Spring 2026 was denied.

Upcoming Events/Holidays

- HOA Board discussed Halloween and Christmas décor contests and approved this with prizes for 1st, 2nd, and 3rd.

Old Business:

- Commercial Vehicle definition & parking: Waiting on legal, additional night inspection delayed. No updates.
- Discussed the two sidewalk projects with Harris County and Harris County has updated the HOA that HC has run out of funding for our projects. No updates.
- Drainage ditch with overgrown plants, weeds, and grass. No updates
- Discuss options for flower pots in the front entrance for winter months. Plastic flowers is being proposed as an option.
- Discuss flag replacement for next flag to be 5 x 8, slightly larger than current flag.
- October Elections – need bios for candidates to be sent in.

New Business

- Surface water townhall review was given by members in attendance, and article will be added in the October newsletter.
- Playground code given accidentally to non-WOS address but has no impact as homeowner said it was a request for a different subdivision starting with “White Oak ...” but not “White Oak Springs”.
- Newsletter distribution was discussed, and HOA Board approve the October newsletter will be our final hard-copy distribution. Rafael will be going thru the neighboring and trying to collect current email address and cell/home phone numbers so we can communicate important news or send the electronic copy of the newsletter.

- LED Lighting was added to several trees in the front entrance at the front marquee and flagpole to give additional lighting when entering our subdivision.
- Spotlights pre-existing in the front entrance have some light bulbs burnt out. Will need to investigate which spotlights and type of bulb, and number of bulbs.
- CVS on CNH and Huffmeister has been fenced up, trash picked up and all semi-trucks removed.

MUD 248 New Impacting White Oak Springs

- HOA Board member continues to work on the Playground inspection and equipment repairs projects with MUD248.
 - Possibility of HOA paying the vendors and MUD248 reimbursing the HOA.
- HOA Board member continues to work with the Sheriff's Captain on Sheriff's patrol programs with MUD248.
 - A committee is formed that includes 1 member from WOS, 1 from WOF, and 1 from our Operator which is Water District 61 to put together a clear presentation of costs and program.

Crime Awareness

- Nothing this month reported.

Meeting adjourned: by Ronda Shepherd, President at 9:08 A.M



Approved: Secretary, White Oak Springs HOA