

White Oak Springs Homeowners Association Board of Directors Meeting Minutes March 16, 2025

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held via Teams meeting on Sunday March 16, 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
Aldo Garcia, Secretary
Marie Godard, Treasurer
Rafael Melgoza, Vice-President

Absent:

Henry Hernandez, Director

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 2/16/2025 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

o Discussed financial report:

CITBank Operating:	\$ 6,155.17
CD Bonds @4.86%:	\$18,806.92 (\$9K matures 3/20/2025, \$9k matures 6/20/2025)
Alliance Operating	\$55,222.03
Alliance Reserves	\$38,139.40
Alliance CD Bonds	<u>\$50,366.72</u> (7-month CD matures @4.31%)
Total	\$168,690.24

- o** 3.20.2025 \$9,000 CD at 4.86% will mature and be placed in Alliance Assoc reserves account.
- o** 501-4C status: Paperwork in progress with Accounting Firm
- o** Several homeowners continue making assessments payments in old bank account were notified via certified mailing to use the new bank account as the old bank account will be closed in 2025.

Open Violations/Legal

- No open violations were discussed.

- Board reviewed 1 account in legal for any progress/changes.

Contracts due and possible increase for 2025

- Increases to our suppliers are:
 - No contracts due this month. Next contract increase is with Texas Pride
 - Texas Pride: \$2321.32-\$2408.37 (7/1/2025, \$15.46 per lot to \$16.04 monthly, + taxes)

Events

- No events planned at this time.

Upcoming holidays

- July 4th
- Newsletter reminder to ask neighbors to be courteous to your neighbors and pets, and to be good neighbors during fireworks events and loud parties.

Old Business:

- Landscaping Idea were requested in newsletter to all residents – waiting for update
 - Henry will work with Landscaping Company on options, including mulch, flowers, flowerpots
- Commercial Vehicle definition & parking: Waiting on legal, additional night inspection delayed.
 - Aldo to order an additional sign to install on Deed Restriction front entrance sign.
 - Board still waiting for reply from Barsalou on support document to begin night inspections.
 - Board has discussed rules that would need 67% approval of WOS membership.
- Streetlight led replacement: CenterPoint completed the LED streetlight conversion.
- Sidewalk extension: HC has added this request to their future project list. (HCC0071069)
 - This would mean the removal of 3 trees along brick wall.
- Sidewalk repairs: Harris County confirmed that WOS remains on their schedule, but they are experiencing delays due to summer storms.
- Mailbox Security: no update

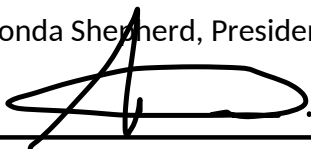
New Business

- Newsletter will include topics on addressed businesses, commercial vehicles and parking in WOS.
- Board looking into complaints/questions brought forward on placement of signs for garage/yard sales.

Crime Awareness

- Discussed homeless group living in the ditch under low-hanging tree-branches at the end of the trails. Rafael volunteered to cut/trim away to low-hanging branches so homeless would leave.

Meeting adjourned: by Ronda Shepherd, President at 8:45 A.M



Approved: Secretary, White Oak Springs HOA