

White Oak Springs Homeowners Association Board of Directors Meeting Minutes September 15, 2024

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday September 15th, 2024.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Aldo Garcia, called the meeting to order at 8:02 A.M.

Board of Directors Present:

Aldo Garcia, President
Henry Hernandez, Director
Marie Godard, Treasurer
Ronda Shepherd, Secretary

Absent:

Eugene Watkins, Vice President

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 07/21/2024 were reviewed and approved. A copy of the minutes was signed and returned by Ronda Shepherd, Secretary

Financial Report

○ Discussed financial report:

Operating account:	\$14765.18
Reserves:	\$28135.48
CD Bonds @4.86%:	\$36723.92
CD Bonds @5%:	\$51,058.93
Alliance Operating	\$1050.02
Alliance Reserves	<u>\$1000.11</u>
Total	\$132,733.64

- 501-4C status: Paperwork still pending
- APM moving bank account to Alliance bank due to communication issues with current bank.

Open violations/Legal

Discussed current violations and legal accounts.

Contracts due and possible increase for 2024

No news

Upcoming holidays

Halloween
Thanksgiving

Maintenance list

- Discussed the estimate from the lawn company on laying new mulch in the playground. The board would like to verify the mulch is playground type mulch before laying.
- Wall near the flagpole needs to be cleaned, Aldo to check with lawn company
- Time for trimming trees up front, Aldo to contact lawn company

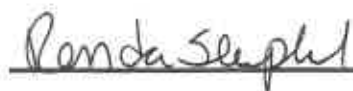
Old Business:

- **Streetlight led replacement**
 - Aldo contacted CenterPoint and they reported we were still on the list, by the end of year
- **Sidewalk repairs**
 - Due to weather, this is still delayed
- **Gentry and White Oak cluster mailbox**
 - Missing one door in the large package area. Aldo to contact APM to see what they can do

New Business

- **October newsletter**
 - Still being finalized
- **Halloween and Christmas decorating contests**
 - Board decided on the gift card prizes for each contest: \$25, \$50, \$100. Marie to get the cards along with more for raffle prizes
- **Generators running due to power outages**
 - Board members were asked to keep an eye on neighbors' generators for safety issues for any power outages. If you see something, say something
- **Holiday party**
 - Successful last year but didn't have the number of participants expected. Unless someone is able to volunteer this year, we won't be able to do it. Aldo to check on just having a Santa, maybe in the playground area
- **2025 budget review**
 - Reviewed the 2025 budget and no rise in assessments is expected, will stay at \$635
- **ACC review board**
 - Question to elect or take volunteers for the ACC review board at the annual meeting.
- **Next Annual meeting**
 - October 23, 2024, Aldo to coordinate notice
- **Crime Awareness**
 - Nothing new

Meeting adjourned: by Aldo Garcia, President at 9:08 A.M



Approved: Secretary, White Oak Springs HOA