

White Oak Springs Homeowners Association

Board of Directors Meeting Minutes

October 31, 2021

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person on Sunday, Oct 31, 2021. A Quorum was established, Marie Godard, Board President, called the meeting to order at 9:02 A.M.

Quorum & Meeting Call to Order:

Quorum was established by proxy and attendance. Board President, Marie Godard, called the meeting to order at 9:02 A.M.

Board of Directors Present:

Marie Godard, President
Eugene Watkins, Treasurer
Ronda Shepherd, Secretary
Aldo Garcia, Senior Director

Absent

Erika Valdez, Director

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 9/26/2021 was sent out to the group prior to the meeting and approved. A copy of the minutes will be signed and returned by Ronda Shepherd, Secretary.

Financial Report

Board President, Marie Godard, provided the board a copy of the review of the credits and balances owing for 2021. The board agreed with the information provided and the meeting continued.

Old Business:

- **Yard of the Month** – The yard of the month sign will need to be picked up and a new yard picked-Ronda to do that today.
- **Christmas Decoration Contest** – Gift card amounts will be \$50 for first place, \$35 for second place, and \$25 for third place. Judge date will be on December 18th with board members to send their top 3 picks to Aldo by that time. Aldo to send a reminder for this.
- **Senate Bill 1588** – Several questions were asked at the community meeting and Marie provided a follow up. As of September 1, 2021, anyone already on the board is also part of the architecture board is grandfathered into this law. Any new member added to the board after September 1, 2021 cannot be on the board and on the architecture board. They must be on one or the other. In order to move from one board to the other, an official resignation letter must be presented and accepted. One spot is currently open for

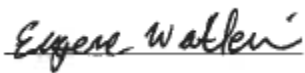
the architecture board, Marie to check with a few other homeowners to see if they want to volunteer for the architecture board. Board can appoint the members of the architecture board.

- **Huffmeister streetlight** – A homeowner requested the precinct to do a study on the streetlight at the entrance of the neighborhood (homeowners have complained about this intersection being dangerous when exiting our neighborhood). The study was turned down but there has been a yield on left sign put up on the sign itself.
- **White Oak Falls Court construction** – Erika discussing the replacement of the fence at the north end of White Oak Falls court. It looks bad and needs to be replaced. Erika will report back.

New Business

- **Water meter online monitoring** – Following the install of the new water meters, there will be a new software so the homeowners will be able to access them with an online account. Marie to follow up on.
- **Newsletter for 2022** – The newsletter will need to go out in January 2022. Marie is asking for ideas and help for this. Eugene suggested a safety section. We will also have the Christmas decoration winner and a Thank you section for Jay.
- **Christmas decoration committee** – A committee for the decoration of the front entrance has been proposed and will be followed up on. Eugene and Aldo would like to participate.
- **Current Violation List** – A copy of the current violation list was handed out and reviewed
- **Mylar signing of the Playground** – Delay has happened due to the survey review. Still waiting on the final mylar and signing. This needs to be done by November 12th to meet the dates.
- **Thank you Plaque for Jay** – A plaque has been ordered and received. Would like to present this in person, maybe invite her to the next board or community meeting.
- **Assessments to be sent** – APM will be sending out assessments at the new amount of \$500 soon, this was notified and the October 21, 2021 annual meeting and approved.
- **Quarterly meeting dates** – Dates available for APM are 2/10, 4/05, 7/28, and 10/20 for 2022. Aldo to speak with the hotel (John Bodman) about booking these dates.
- **Vendor review** – A review of the current vendors and dates when contracts are up for renewal was presented by Marie.
- **New business cards** – New business cards with HOA board pictures, Marie to order

Meeting adjourned: by Board President, Marie Godard at 10:04 A.M.



Approved: Board Member, White Oak Springs HOA