White Oak Springs Homeowners Association
2025 Annual Meeting of the Members
October 22, 2025

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held Wednesday, October 22, 2025, at VFW Post 8905 at 21902 Northwest Fwy, Cypress, TX 77429 at 7:00 PM.

- **Quorum/Call to Order:**
  A quorum was not established by proxy and attendance, meeting closed and reopened at 7:05 when quorum was met. Board Secretary, Aldo Garcia, called the meeting to order at 7:05 pm.

Board of Directors Present:	Absent
Ronda Shepherd, President	
Rafael Melgoza, Vice President	
Marie Godard, Treasurer	
Aldo Garcia, Secretary	
Henry Hernandez, Director	

  Community Manager:
  Lee Waldheim and Donald (JR) McAfoose were present from Action Property Management (APM)

- **Introductions**
  Introductions of the board by Aldo Garcia

- **Minutes**
  Aldo Garcia reviewed the annual meeting minutes from 10/23/2024 and they were approved by Aldo Garcia, Secretary.

- **Election Results**
  Candidate speeches were given, and by acclamation, the election vote results were, Ronda Shepherd, Marie Godard, and Rafael Melgoza will fill the open terms for the Board of Directors.

- **Financial Report**
  Lee Waldheim with Action Property Management provided a brief breakdown of the financial report on 2025 finances and the projected budget for 2026 increasing assessments from $635.00 to $670.00.

- **Review of Previous Items by Homeowners in Oct 2024**
  - Review about the retention area behind the gas station and that this is private property and had to be addressed by the property owner. Although the HOA Board and a homeowner has communicated with the Gas Station, that is all the HOA Board can do.

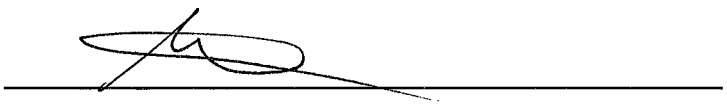
- **Review October HOA Board meeting highlights**
  - HOA Board to replace Spotlight with VNS Light for Flagpole
  - Discussed complaint send to HOA by homeowner that some residents have their large dogs off leashes on the walking trails. Aldo reminded everyone that there are posted signs for leashed dogs, and anyone can call the non-emergency Sheriff's number if they feel threatened in anyway. The HOA Board did add a NOTICE in the newsletter in regard to this complaint.
  - Discussed legal parking on streets in WOS, where the rule is that the passenger side wheels should be against the curb, not the other way around.
  - Aldo discussed the events around the damaged Mailbox on White Oak Springs Dr and that it was repaired, expressing thanks to APM for their assistance in this matter.

- **Open forum (Homeowners concerns that were brought before the board):**
  - Homeowner asked is there would still be trash suspension with Best Trash
  - Lee from APM reviewed trash suspension process, informing the 45-day after the assessments are due, if the account is still delinquent on assessment or payment-plan they will be added to the trash suspension listing with Best Trash.
  - Homeowner asked if solicitors are allowed in the community. Although there are signs in the entrance, this is not enforceable.

- Homeowner informed the HOA Board that there was a very large truck parking at the Gas Station off White Oak Springs Dr. Unfortunately, this is private property, but in this case, the homeowner could try notifying the Gas Station that it is not a truck stop or call the Sheriff's non-emergency number for assistance.
- Homeowner working for the USPS post office asked the costs of the Mailbox repairs as he did unsuccessfully attempt to locate a spare part at his work location. The costs were approx. $50 for 2 parts and shipping, so we have a spare part at this time, that will be kept in our WOS storage.

- **Raffle**
  Winner of the raffle was Ernesto Iniesta.

- **Adjournment of Annual Meeting**
  Upon no additional concerns being brought forwards, Aldo Garcia adjourned the annual meeting at 7:39pm.



Approved: Board Member, White Oak Springs HOA