

**White Oak Springs Homeowners Association
Board of Directors Meeting Minutes
August 17, 2025**

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held via Teams meeting on Sunday August 17, 2025.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Ronda Shepherd, called the meeting to order at 8:04 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 7/20/2025 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

- Discussed financial report:
 - Alliance Operating \$52,179.73
 - Alliance Reserves \$48,606.56
 - Alliance CD Bonds \$51,265.18 (new 7-month CD @3.88%)
 - Total \$152,051.47
- 501-4C status: No update this month
- Discussed accounts currently in legal and next steps/options

Contracts Due and Possible Increase for 2025-2026

- Texas Pride increase of 3.75% effective 7/1/2025, monthly bill from \$2321.32 to \$2408.41.
- Texas Pride notified us of an amendment increase from \$2408.41 to \$3672.67 effective 9/1/2025.
- Petition for rate increase was DENIED, and Texas Pride provided 30-day term effective 9/11/2025.
- Best Trash provided bid for \$2770.27 monthly effective 9/12/2025

- Budgetary increases for 2026 are expected for Trash Collection, HOA Insurance, Flock Security cameras, and APM. These will be added into the 2026 budgets that will be provided at the Annual HOA Meeting.

Open Violations/Legal

- Discuss pile of gravel/rubble on two properties that are not being addressed.
- Discuss excessive pile of trash bags not being picked up by Texas Pride.
- Discuss solar panel installations by SunRun company without ACC pre-approvals.

Upcoming Events/Holidays

- No discussion on arrangements for Halloween or Christmas events at this time.
- Discuss a Barsalou email on "Why it is Important to Attend HOA Community Meetings"
 - This will be added to the next Newsletter and the HOA Website

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.
 - Sidewalk repairs thru-out White Oak Springs will be done one a per address basis, and addresses collected in 2022 were forwarded to HC.
 - Sidewalk installation from the corner of White Oak Point Ct to the Gas Station driveway has been removed from the HC project listing.
 - Mature tree where the sidewalk would have been installed will need to be removed and stump grinded as the tree is leaning and will cause damage to the brick wall as well as possibly vehicles driving by. Rafael to contact landscaping
- Repainting of the front marquee lettering was completed.
- Drainage ditch with overgrown plants, weeds, and grass. Rafael will see if anyone from HC can be contacted to have the second retention pond cleared up.

New Business

- Weeding still not happening around front marquee/monument.
- Repairs to front entrance sprinkler system valve and playground electrical area door repairs done.
- Discussed the row of new trees dying in the heat. Board approved extended out sprinkler system and installing different sprinkler heads to better water these shrubs.
- Request for purchase of a bigger flag for our next replacement flag was okayed.
- Flyer and HOA Board letter to members regarding new trash collection was reviewed and will be delivered to each house and also added to the website and possible annual mailer.
- HOA October annual election meeting, Ronda to begin work on the paperwork and mailers that will need to get mailed out. Marie will develop the website page for candidates and add to the website.

MUD 248 New Impacting White Oak Springs

- Playground inspection of equipment was completed and 2 HOA Board members also requested that MUD248 complete playground inspections twice a year, as well as cover expenses to repair equipment under the MUD248 parks and recreation. The MUD248 attorney is researching if this can be done and more discussion on this will take place at the Sept MUD248 monthly meeting.
- HOA Board member requested that the MUD248 get a presentation from the Sheriff's Captain on Constable Patrol programs. Marie has setup this presentation to the MUD248 board and has it scheduled for the Sept MUD248 monthly meeting.
- HOA Board member provided a "copy" of a correspondence between the MUD248 General Manager and the owner of the CVS on the corner of Huffmeister and Cypress North Houston to see if something can be done to rectify the mountain of trash, commercial vehicle parking, and homeless that have taken over this empty space.
- Playground Maintenance of equipment. Marie to contact MUD248 contact Scott Gray to see if they would provide a bid to do the maintenance.
- Request APM to order a bigger flag than the 4 x 6ft flag current flying.

Crime Awareness

- Nothing this month reported.

Meeting adjourned: by Ronda Shepherd, President at 9:25 A.M



Approved: Secretary, White Oak Springs HOA