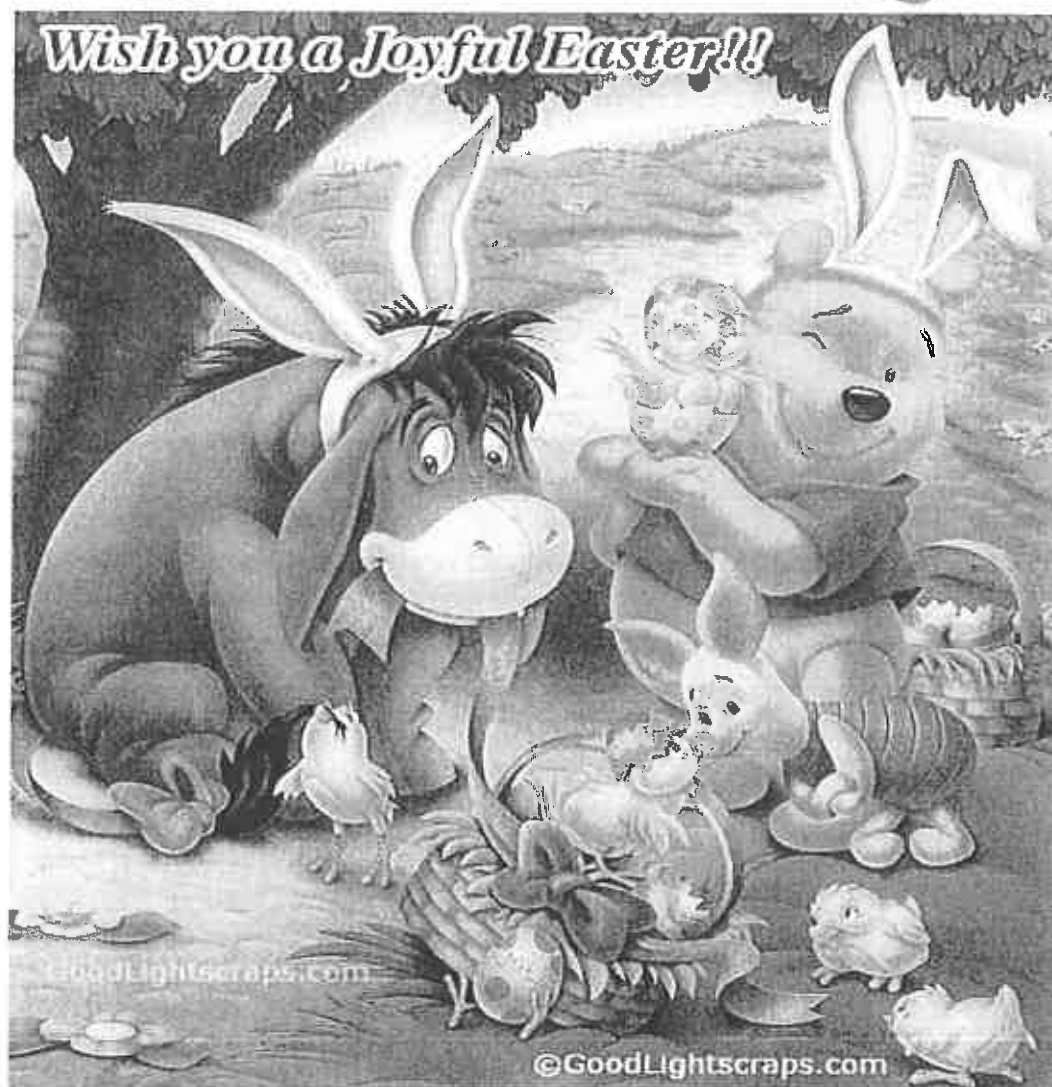


White Oak Spring



2021 April Financials

*White Oak Springs
Homeowner's Association
Holiday Inn Express
10520 Huffmeister Rd. Houston, Tx. 77065
May 26, 2021*

Agenda

1. Sign-in 6:30pm
2. Meeting starts at 7:00pm (once Quorum is met)
3. Introduce Board & APM Representative
4. Approve March 23, 2021 meeting minutes - Community meeting notes from Secretary
5. Financial Report from Treasurer
6. Old Business/New Business (From Board)
7. Homeowner's Open Forum
8. Adjourn Meeting

WHITE OAK SPRINGS HOMEOWNER'S ASSOCIATION INC.
QUARTERLY COMMUNITY MEETING MINUTES
MARCH 23, 2021

A quarterly community meeting of the homeowners of White Oak Springs Homeowner's Association, Inc. was held on March 23, 2021, at 7:00 p.m. at the Holiday Inn on Huffmiester Rd.

In Attendance:

Board members in attendance were: Eugene Watkins (President), Marie Godard (Treasurer), Jay Hooper (Secretary), Erick Pena Valdez (Director) and Aldo Garcia (Director).
Action Property Management (APM) member in attendance was: Pat Espinosa.

There were 14 total homeowners present.

Call to Order:

Having a quorum present, President, Eugene Watkins called the meeting to order at 7:00 P.M.

Introduction of 2020 Board:

Eugene Watkins, President introduced 2021 Board. From left to right: Marie Godard (Treasurer), Jay Hooper (Secretary), Aldo Garcia (Director) and Erika Pena Valdez (Director). We neglected to introduce Pat Espinosa from APM (representing for Lee W.).

Review of Minutes:

Jay Hooper reviewed and approved the minutes for quarterly community and executive meetings from January 9, 2020, and provided the executed copy to Pat Espinosa.

Action Property:

Action Property provided members of the community in attendance a homeowners handout that included:

- Meeting agenda
- Meeting minutes from January 9, 2020
- Financial Trail Balance and Income Statement

Financial Report:

Marie Godard provided a financial report ending February 8, 2021 with: total operating bank account funds of: \$60, 542.80 and Reserves of \$49, 018.26.

Old Business:

Marie Godard provided an update on the WOS walking trails that were put into the community by the Harris County MUD # 248, back in April of 2020. She reminded them of the total cost of the project and encouraged them to send any appreciation letters of thanks to the MUD Board.

New Business:

Flock Safety Cameras: The cameras were installed and went on-line on 2/9/2021. The board as well as Precinct 3 & 4 now have access to the footage as well. A reminder was made to those in attendance that a safe list letter was sent out to everyone in the community and they have the choice of adding any vehicles that they own and such to the list. This way, Flock Safety can omit those from non-resident cars coming in and out of the subdivision.

April Newsletter: The April newsletter was completed, printed, stuffed and distributed to the 140 WOS member community on Sunday, March 22nd. The remaining newsletters were distributed to the local businesses that surround WOS Community on March 23rd.

Community Easter Egg Hunt: The WOS Easter Egg Hunt will be held on Saturday, April 3rd. The community hunt will be held on the walking trail across from the US Mailboxes on White Oak Springs Dr at 1 P.M. There will be: a hunt, games and prizes and much more. Information about this event was put into the April newsletter and will also put on REMIND App.

Flag/Lock & New Key: The attendees were informed that the flagpole in the front of the subdivision entrance was re-keyed. A new Flag Pole Key-Holder Agreement was signed by three board members (Aldo, Eugene and Marie) and the documents were given to Pat E., with APM for her to hold for future board members, scan and email a copy back to the board for their records.

Landscaping and Beautification Campaign: Erika is in the process of getting three bids from three different landscape companies. The budget for Spring "beautification" project is \$1250. She should have all bids by the beginning of March 30-31 for the mulch and flowers for the common areas in the WOS Subdivision.

Fish in the Retention Ponds: Marie reached out to MUD # 248 during their meeting to let them know about the dead fish that we encompassing the ponds on the trails. Both she and Jay contacted MUD#61 to see what could be done. MUD #61 was supposed to send someone out to check; however, it appears that the birds and other creatures in the ponds have cleared up that issue. Nothing further at this time.

Deed Restrictions: Both entrances now have deed restriction signs. Due to the vast amount of homeowners not understanding that they reside in a deed restriction subdivision, as well as not completing the ACC Applications prior to completing any work on the outside of their property (not limited to tree removal, painting, new fences, roof repair or any other items) shown in WOS CC&R's.

Homeowners Forum:

- o Homeowner asked the board about getting a yield sign put on the light in front of the subdivision or asked if one of us could speak to the HOA Board over at White Oak Landing to see if they could put reach out to their residents and ask that they yield the right of way to those folks turning out of WOS onto Huffmeister (as the law requires). Pat at APM, suggested that we reach out to the City of Houston Police and ask them to install or look into get a flashing turn light indication put in. Jay to follow-up with APM and the City of Houston Police.

- Homeowner asked about the high volume of traffic and big trucks coming in and out of the neighborhood at high-speeds and asked if we could try to get radars. With the assistance of the Flock Safety data, we will be able to see the volume, days and even plates for units coming into the division. Once this data is steadily collected, we can go back to Flock Safety for assistance and they can possibly help reach out the Precinct 3 & 4.
- Homeowner asked for any updates regarding a possible playground. Marie informed the group that originally, she had approached developer, Trammel Crow with the initiative and they told her no. She then approached MUD #248 and asked them if there was any area around the retention pond that could be utilized. Due to the two pipeline companies (Gulf South & Kinder Morgan) having pipes in the subdivision, this was not approved due to right-of-way issues. The only other area would be right behind the flagpole in the front of the subdivision. There has been a lot of going back and forth with various entities (City of Houston) as well as ETJ Harris County. The issue now is that the original subdivision developer has put verbiage in the by-laws which would not allow for this to occur. The last resort, is a new replatting process that would cost the MUD #248 approximately \$23K, this does not include the cost for the playground equipment. Another alternative is to have the homeowners of WOS to pay a \$25 increase over the next nine years to cover the replatting cost. Lastly, the MUD #248 could be asked to place entire replatting and playground equipment under a "recreational project" paid for entirely with their funds.
- A homeowner asked what had occurred a couple of weeks ago with all of the helicopters and police noise. The homeowner was informed that: 1) was a car theft situation and 2) was a murder that occurred in Bonaire. The attendees were asked to join REMIND App to get neighborhood updates as they occur.
- Someone asked if anything can be done regarding the coyotes on the walking trails. Eugene the President reminded them that based on the signs on the trails. All people walk at their own risk and to be careful.
- APM reminded the homeowners that owe outstanding balances for their 2021 HOA Dues to contact them immediately, in order to get a payment plan in place that could range from 3-6 months. She also reminded them about deed restrictions and if any changes are made to the outside of their property to inform them as soon as possible, complete, and turn in an ACC Application. If needed on bigger projects that homeowners need to handle they are willing to give 30 day extensions as long as they are notified. Lastly, she reminded them to remove their trash cans from the front of their lawns once their trash has been collected or they could receive a violation if it is out during inspections.

Adjournment:

Being there was no further business to come before the Board, the meeting was adjourned at 7:37 P.M.

Respectfully Submitted,
White Oak Springs Homeowners Association, Inc

X _____
White Oak Springs HOA Board

Co Pd 4
Co Yr 2021

WHITE OAK SPRINGS
Monthly Summary
For the month of April
Year 2021

Description	Amount	Year to Date
MONTHLY INCOME	1,216.86	59,691.44
TOTAL MONTHLY EXPENSE	5,341.78	18,353.08
NET MONTHLY INCOME (LOSS)	(4,124.92)	41,338.36
 TOTAL CASH		 103,487.84
Bank Ops Account PMG		0.00
CAB OPERATING ACCOUNT		54,257.28
CAB BANK RESERVES		49,230.56

04/30/21
Co Pd 4
Co Yr 2021

WHITE OAK SPRINGS
Trial Balance
For the month of April
Year 2021

PAGE 1

Account No	Description	Current Period		Year to Date Balance	
		Debit	Credit	Debit	Credit
	** A S S E T S **				
1010	Bank Ops Account PMG	0.00		0.00	
1020	CAB OPERATING ACCOUNT		4,160.97	54,257.28	
1050	CAB BANK RESERVES	206.05		49,230.56	
	** L I A B I L I T I E S **				
2010	Accounts Payable		0.00		0.00
2011	Unapplied Payments		170.00		7,549.89
2012	Refund for Over Payment		0.00		-100.87
2013	Assessment Pre-Payments		0.00		0.00
	** C A P I T A L **				
3110	Retained Earnings		0.00		54,700.46
	** I N C O M E **				
4009	2019 Assessment Income		0.00		0.00
4010	2020 ASSESSMENT INCOME		0.00		293.20
4011	2021 Assessment Income		1,083.78		58,654.75
4020	Interest & Penalty Income		83.75		565.08
4030	Collection Fees Reimbursement		25.00		50.00
4040	D/R Enforcement Income		0.00		50.00
4050	Payment Plan Income		15.99		45.25
4060	Legal Fee Reimbursement		0.00		0.00
4070	D/R Mowing Reimbursement		0.00		0.00
4080	Bank Interest Income		8.34		33.16
4090	Miscellaneous Income		0.00		0.00
	** E X P E N S E S **				
6110	Landscape Contract	600.00		2,400.00	
6120	Landscape Extras	675.18		675.18	
6130	Irrigation Repairs	30.00		30.00	
6140	Signage and Fence Repair	0.00		299.76	
6150	Force Mows	0.00		0.00	
6180	Miscellaneous Repairs	23.00		373.02	
6210	Electricity	564.00		2,259.39	
6220	Trash Service	1,854.35		7,417.40	
6230	Water	8.04		32.16	
6240	Cameras	0.00		0.00	
6250	Website	0.00		296.01	
6260	Storage	0.00		0.00	
6310	Management Contract	556.97		2,227.88	
6320	Management Extras	0.00		0.00	
6330	Postage	70.71		137.60	
6340	Copies	18.59		37.07	
6350	Collection Expense	35.00		45.00	
6360	Deed Restrictions Expense	20.00		45.00	
6370	Other Administrative Services	0.00		0.00	
6380	Office Supplies	0.00		0.00	
6390	Meeting Expense	115.00		115.00	
6410	Legal Corporate	610.50		825.00	
6420	Legal Billable	160.44		373.44	
6510	Insurance D & O	0.00		0.00	
6520	Insurance Genl Liab Pkge	0.00		0.00	
6610	Tax Return - Permits	0.00		200.00	
6620	Taxes Federal	0.00		0.00	
6630	Taxes Property	0.00		0.00	
6640	Committee Expense	0.00		564.17	
6670	Bank Charges	0.00		0.00	
6680	General Reserve	0.00		0.00	
B a l a n c e		5,547.83	5,547.83	121,840.92	121,840.92

04/30/21
Co. Pd 4
Co. Year 2021

WHITE OAK SPRINGS
Income Statement
For the month of April
Year 2021

PAGE 1

Account No	Description	Current Period	Y-T-D Balance	Year Budget
** I N C O M E **				
4009	2019 Assessment Income	0.00	0.00	0.00
4010	2020 ASSESSMENT INCOME	0.00	293.20	200.00
4011	2021 Assessment Income	1,083.78	58,654.75	63,840.00
4020	Interest & Penalty Income	83.75	565.08	600.00
4030	Collection Fees Reimbursement	25.00	50.00	150.00
4040	D/R Enforcement Income	0.00	50.00	300.00
4050	Payment Plan Income	15.99	45.25	40.00
4060	Legal Fee Reimbursement	0.00	0.00	2,000.00
4070	D/R Mowing Reimbursement	0.00	0.00	0.00
4080	Bank Interest Income	8.34	33.16	90.00
4090	Miscellaneous Income	0.00	0.00	0.00
	TOTAL INCOME	1,216.86	59,691.44	67,220.00
** E X P E N S E S **				
** MAINTENANCE **				
6110	Landscape Contract	600.00	2,400.00	7,500.00
6120	Landscape Extras	675.18	675.18	2,100.00
6130	Irrigation Repairs	30.00	30.00	1,000.00
6140	Signage and Fence Repair	0.00	299.76	2,500.00
6150	Force Mows	0.00	0.00	150.00
6180	Miscellaneous Repairs	23.00	373.02	600.00
	TOTAL MAINTENANCE	1,328.18	3,777.96	13,850.00
** UTILITIES **				
6210	Electricity	564.00	2,259.39	8,400.00
6220	Trash Service	1,854.35	7,417.40	22,500.00
6230	Water	8.04	32.16	1,200.00
6240	Cameras	0.00	0.00	1,500.00
6250	Website	0.00	296.01	400.00
6260	Storage	0.00	0.00	216.00
	TOTAL UTILITIES	2,426.39	10,004.96	34,216.00
** ADMINISTRATIVE **				
6310	Management Contract	556.97	2,227.88	6,668.00
6320	Management Extras	0.00	0.00	100.00
6330	Postage	70.71	137.60	800.00
6340	Copies	18.59	37.07	170.00
6350	Collection Expense	35.00	45.00	125.00
6360	Deed Restrictions Expense	20.00	45.00	300.00
6370	Other Administrative Services	0.00	0.00	200.00
6380	Office Supplies	0.00	0.00	0.00
6390	Meeting Expense	115.00	115.00	600.00
	TOTAL ADMINISTRATIVE	816.27	2,607.55	8,963.00
** LEGAL **				
6410	Legal Corporate	610.50	825.00	250.00
6420	Legal Billable	160.44	373.44	2,000.00
	TOTAL LEGAL	770.94	1,198.44	2,250.00
** INSURANCE **				
6510	Insurance D & O	0.00	0.00	1,050.00
6520	Insurance Genl Liab Pkge	0.00	0.00	1,940.00
	TOTAL INSURANCE	0.00	0.00	2,990.00
** OTHER EXPENSES **				
6610	Tax Return - Permits	0.00	200.00	250.00
6620	Taxes Federal	0.00	0.00	4.00
6630	Taxes Property	0.00	0.00	30.00
6640	Committee Expense	0.00	564.17	600.00
6670	Bank Charges	0.00	0.00	180.00
6680	General Reserve	0.00	0.00	3,887.00
	TOTAL OTHER EXPENSES	0.00	764.17	4,951.00
	TOTAL EXPENSES	5,341.78	18,353.08	67,220.00

04/30/21
Co. Pd 4
Co. Year 2021

WHITE OAK SPRINGS
Income Statement
For the month of April
Year 2021

PAGE 2

Account No	Description	Current Period	Y-T-D Balance	Year Budget
	PROFIT OR (LOSS)	(4,124.92)	41,338.36	0.00

