

**White Oak Springs HOA
Board of Director Meeting Minutes
Jan 8, 2019**

1) Quorum/Call to Order

Quorum was established by attendance. Board President, Jay Hooper, called the meeting to order at 6:45pm, and began with introduction of all board members.

Directors Present:

Jay Hooper	President	Natasha Fuller	Secretary
Marie Godard	Treasurer		

Directors Absent:

Angela King	Vice-President	Patricia Schoellkopf	Director
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Community Manager: Action Property Management was not necessary and did not attend.

2) Minutes

Board review meeting minutes from 12.11.18 and approved.

3) Financial Report

Board Treasurer, Marie Godard provided a brief breakdown of the following:

- Request to move Board of Director meetings to 3rd Tues of each month as APM Financials are only available day of meeting with not enough time to prepare Treasurer's report. 3 votes for yes, so meetings are moved to 3rd Tues of each month with the exception of quarterly meeting month. These months are TBD, but option is to skip that month.
- Prepare Summary of WOS Finances for Dec 2018 against APM financials and all appears to be okay.
- Working on getting the details of two Barsalou invoices.
- Working on getting the details for Annual Dues and Accounts Receivables
- APM loan for \$5000 was paid back
- APM to move \$21,000 back from Operating into Reserve account that is maintained separate from Operating accounts.

4) Old Business

- Next Annual meeting date voted on for Tues Oct 22, 2019 or Wed Oct 23, 2019 pending availability of Holiday Inn and APM presence. 3 votes for yes, so annual meeting will be updated.
- Sprinkler system, N Fuller to get a quote from home lawn care services. Meanwhile, J Hooper to turn off water by MUD 248.
- Security update, J Hooper to work on getting someone to come out to the quarterly meeting. One comment is that with solar motion night lights, there are no longer any lights on when driving down the streets which attracts burglars.

- Landscape/Lawncare company, board reviewed bids, to begin Mar 1, 2019. So no Feb lawncare service, but will use the funds for Feb to all Red Mulch and Flowers in March 2019. 3 votes to approve.
- No update on MUD Meetings, next meeting is 1/9/2019 and will be attended by M Godard and J Hooper.
- No update Project Recycle, this is still being researched (AK action item)

5) New Business:

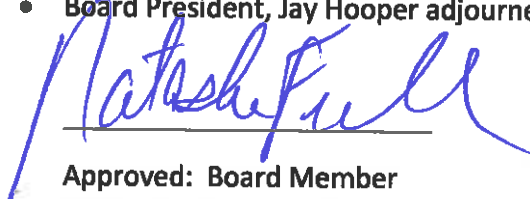
- How to encourage homeowner to pay their HOA Fees due before that incur late fees and interest charges. 3 votes for entrance sign added 1.8.2019.
- How to notify homeowners of Quarterly Community meeting 1.23.2019. 3 voted for business cards from vista print with HOA Community Meeting Date, Place, and Website on Front, APM info on Back. Design to be selected and sent by email to board members to approve. These are needed ASAP.
- Reviewed pressure wash request for front entrance. 3 votes for NO, not needed as it was done in summer of 2018.
- Welcome Package complete and being used by APM on one new home owner since Dec 2018
- 5 ACC Applications were reviewed and approved.
- 56 violation letters sent out by APM in Dec 2018

6) Board Open Forum

- No items discussed.

7) Board of Directors Meeting Adjourn

- Board President, Jay Hooper adjourned the community meeting at 7:31pm.



Approved: Board Member
White Oak Springs HOA