

White Oak Springs Homeowners Association

Board of Directors Meeting Minutes

July 20, 2025

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held via Teams meeting on Sunday July 20, 2025.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Ronda Shepherd, called the meeting to order at 8:02 A.M.

Board of Directors Present:

Ronda Shepherd, President
Marie Godard, Treasurer
Aldo Garcia, Secretary

Absent:

Rafael Melgoza, Vice-President
Henry Hernandez, Director

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 6/19/2025 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

o Discussed financial report:

CITBank Operating:	\$ 6,214.15
CD Bonds @4.86%:	\$ 9,555.12 (\$9k matures 6/20/2025)
Alliance Operating	\$40,940.74
Alliance Reserves	\$48,400.38
Alliance CD Bonds	<u>\$51,084.21</u> (7-month CD matures @4.31%)
Total	\$156,194.60

- o CIT Bank account closed and both matured CD and Operating acct moved to Alliance Operating.
- o 501-4C status: No update this month
- o Variance of \$9,334.26 between the bank and G/L files was resolved at the end in June with APM.
- o Alliance CD for \$50,000 matured 7/9/2025 and was re-invested into a 7-month CD.
- o Discussed accounts currently in legal and next steps/options
- o Texas Pride increase of 3.75% effective 7/1/2025, monthly bill from \$2321.32 to \$2408.41.
- o Texas Pride notified us of an amendment increase from \$2408.41 to \$3672.67 effective 9/1/2025.
- o Notified APM that our HCAD tax accounts (5 in total) all show the invalid "old" APM address and these need to be updated to the new address.

Open Violations/Legal

- Discuss pile of gravel/rubble on two properties that are not being addressed.
- Discussed the two sidewalk projects with Harris County
 - Sidewalk repairs thru-out White Oak Springs
 - Sidewalk installation from the corner of White Oak Point Ct to the Gas Station driveway.
- Discussed the recent CCR section 2.08 - NUISANCES complaints about awful smell coming from a property due to trash building up in the backyard. Per the section, "No trash, garbage, rubbish, debris, waste material, or other refuse shall be deposited or allowed to accumulate or remain on any part of the Lots, Land or Lands contiguous thereto". Homeowner with complaint was asked to take picture if possible and to send into APM for DR violation against this section.

Contracts due and possible increase for 2025

- Increases to our suppliers are:
 - Texas Pride: \$2321.32-\$2408.37 (7/1/2025, \$15.46 per lot to \$16.04 monthly, + taxes)
 - Texas Pride: \$2408.41-\$3672.67 (9/1/2025, \$15.46 per lot to \$24.46 monthly, + taxes)

Upcoming Events/Holidays

- Discussed that maybe something can be arranged for Halloween or Christmas events.

Old Business:

- Commercial Vehicle definition & parking: Waiting on legal, additional night inspection delayed. No updates.
- Sidewalk extension: No updates, Marie to request update from Harris County.
- Sidewalk repairs: No updates., Marie to request update from Harris County.
- Detention ponds behind the Gas Station, research was done voluntarily by HOA Board member to discover that there are 4 owners on the land between White Oak Point Ct and the Driveway to the Choke Poke business. One owner was contacted from a resident of WOS so far by letter and this owner did arrange some cleanup on the detention pond directly against the Gas Station. The 2nd detention pond is owned by a different owner. 3rd & 4th owner do not encroach on or have any ownership to the ponds. The information discovered was sent to APM so that it can be communicated to the resident that has voluntarily sent the letter to the one owner so they may send the same type of letter to the second owner.
- Repainting of the front marquee was discussed. Marie to locate the supplier that did the mortar work on the marquees and brick wall to see if they do this type of work as well. Will share with rest of the HOA Board once located.

New Business

- Weeding still not happening around front marquee/monument.
- Parking issues continue from commercial vehicles blocking entry/exit into some streets, vehicles parking against the edge of driveways, parking in front or against Stop Signs, parking wrong side of the side, excessive parking, and continued cul-de-sac/knuckle parking violations. Only remediation is to request residents having issues to call the non-emergency number to get the vehicle(s) ticketed.

- Discussed some home businesses that are blocking the roadway on White Oak Gardens Dr and White Oak Trace Dr. Request pictures to be sent to APM so the property address can be sent a letter from APM notifying them of their violation(s).
- Discussed the row of new trees dying in the heat. Ronda will attempt adding fertilizer, and Aldo will discuss with landscaper to change sprinkler heads to spray more water
- 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

- Package theft on White Oak Creek Ct on 7/14/2025 in daylight. Report was added to the website.

Meeting adjourned: by Ronda Shepherd, President at 8:40 A.M

A handwritten signature in blue ink, appearing to be 'Ronda Shepherd', is written over a horizontal line.

Approved: Secretary, White Oak Springs HOA