

White Oak Springs Homeowners Association

Board of Directors Meeting Minutes

May 15, 2026

Pursuant to the Bylaws of the White Oak Springs Homeowners Association, Inc., a Meeting was held in person, on Friday May 15, 2026, in our playground area.

Quorum & Meeting Call to Order:

Quorum was established by attendance. Board President, Ronda Shepherd, called the meeting to order at 6:25 P.M.

Board of Directors Present:

Ronda Shepherd, President
Aldo Garcia, Secretary
Marie Godard, Treasurer
Rafael Melgoza, Vice-President
Henry Hernandez, Director

Absent:

Community Manager:

No one was present from Action Property Management (APM)

Minutes

HOA Board Meeting minutes from 4/19/2026 were reviewed and approved. A copy of the minutes was signed and returned by Aldo Garcia, Secretary

Financial Report

- Discussed financial report ending April 30, 2026:

Alliance Operating	\$61,526.35
Alliance Reserves	\$32,901.95
Alliance CD Bonds	\$30,255.93 (7-month CD @3.45% matures 7/7/2026)
Alliance CD Bonds	<u>\$50,286.52</u> (9-month CD @3.54% matures 9/9/2026)
Total	\$174,970.75
- Trash suspensions for delinquent accounts started May 8, 2026.
- 2025 Tax Filing for 501c completed and sent.
- The unknown \$130 check was confirmed to be a WOS expense for pressure testing and certifying our recently installed 2-inch vacuum pressure valve on our back-flow device.
- Storage increased from \$40 to \$80/monthly starting May 2026. The contract was renegotiated with new ownership to \$66/monthly for 6 months, after which it will be re-evaluated by new ownership.

Contracts Due and Possible Increase for 2026

- No contracts currently up for renewal.

Open Violations/Legal

- No violations were reviewed as APM Financials were not received in time.

Upcoming Events/Holidays

- Memorial Day BBQ scheduled for May 16th, 2026, with rain day May 30, 2026.
 - Setup will start at 9:30am. All arrangements are scheduled.
 - Henry also got the landscaper to mow the grass Friday before the Saturday event.

Old Business:

- MUD248 updates: Sheriff Patrols have started with stop sign violations, residential calls, relocation of one homeless to outreach location, arrest of one individual carrying illegal drugs.
- Ethoscapes, formerly Champion-Hydro, has been set up with APM as a new vendor and playground inspection to be scheduled.
- Henry and Ronda are working on scheduling the work for mailbox cement pad repairs or replacement. The work is currently scheduled to begin June 5 with empty mailboxes, and June 8 for work to commence.
- Tifco's unmaintained shrubs and trees were resolved by Harris County Flood Control who is the party responsible for maintaining this.
- Meeting survey results were discussed with the main feedback being the suggestion for virtual community meetings. Board will need to check if virtual meetings are permitted and how the quorums would be counted. (Would only present members in attendance only be counted in as a quorum, or would virtual members also be counted in.)
- Front entrance maintenance completed includes:
 - Spotlight repairs or replacements were completed in the flagpole and playground areas.
 - Agave planting in front of the shrubs along the north back-side of the homeowner's fence.
 - Flowers and mulch were added to the flagpole area, but HOA Board voted to add more flowers to the area closer to the trees where there are no plants, flowers, and only red mulch.
 - Sprinkler system check payment on valve is in progress. Ronda to continue monitoring the status of APM receiving the check payment before our old valve is released to Ezpawn.
 - Cloud camera discussion is currently ONHOLD, while we monitor if Sheriff Patrols are sufficient, as well as the spare camera Rafael was going to install requires wiring be added, and HOA Board has agreed that installing all this additional wiring is not practical.
 - Flags to be added to the front for Hot Day BBQ event, Memorial Day & July 4th day celebrations.

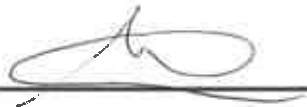
New Business

- MUD248 elections were closed May 2nd at 7pm and the results were the two (2) top candidates are new to the MUD248 board. One member is a large business owner in MUD248, the other is a HOA Board in White Oak Falls. Congrats to Scott and Steven for being part of the MUD248 board.
- New Sheriff Patrols results were discussed.
- Newsletter content for July newsletter discussed as newsletter is being developed.

Crime Awareness

- Homeless seen sleeping at the front of the Gas Station was removed by new Sheriff Patrols and relocation to an Outreach location on HWY 249 and FM 1960.

Meeting adjourned: by Ronda Shepherd, President at 7:31 P.M



Approved: Secretary, White Oak Springs HOA