

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OAKWOOD GLEN HOMEOWNERS ASSOCIATION, INC.**

October 19, 2021

17902 Hawk Haven Lane – Spring, TX 77379

CALL TO ORDER

With prior written notice by the President and a quorum of Directors present, the October meeting was called to order at 7:10 pm by President Mike Harris in person and via Zoom. Other Board members in attendance were Angelia Bentley, Greg Gillis, Kristen Ricketts, Armando Perez, John Goff and Juli Cash (late). Directors Ken Clark and Linda Clarke were not in attendance. Also in attendance was Sterling Association Services Inc. representative Gina Keller; homeowners attended in person as per the sign in sheet and via zoom.

Meeting Agenda

President Harris inquired if any of the members had any items to add to the agenda. A motion to approve the agenda as posted was made by Angelia Bentley and seconded by Armando Perez. All were in favor and the motion carried.

Meeting Minutes Approval and Actions between Meetings

1. Meeting minutes from September 21, 2021 Board Meeting were approved by email vote on October 4, 2021.

SECURITY REPORT

Deputy Tomte was present via zoom to present the stats from September 19 to October 18, 2021. Statistics included theft, credit card fraud, runaway, minor vehicle crash, family assault, family disturbance, identity theft, BMV – no signs this occurred in Oakwood Glen and an additional family assault. As noted by Deputy Tomte, this was a relatively short list; not many calls for service this month.

OLD BUSINESS

Treasurer's Report - Manager, Gina Keller presented the Treasurer's Report for the month ending September 30, 2021. Operating account had a total of \$393,448.82 of which \$73,430.79 was in the operating reserve fund. Reserve Fund account totals \$269,273.07 which is comprised of New First Money Market, CIT Money Market and Woodforest Bank C.D. Total cash on hand is \$662,721.89. Checks written for the month totaled \$24,355.40 from operating account, debit card purchases in the amount of \$145.92 for a total of \$24,501.32 in expenses. Assessment collection percentages for 2019 are at 98.7%, 2020 are at 98.1% and 2021 are at 95.7%.

Manager reported that there are five (5) in house payment plans, five (5) accounts at the attorney that have executed a payment plan and are making payments. One of the accounts submitted payment in full this month and one offer to discuss in executive session.

Deed Restriction Committee Report

D/R Summary – 20 letters were issued for the month of September as follows: (12) courtesy letters, (4) second letters, (3) fine certified letters and one (1) force mows were sent out.

Landscaping Committee Report – Kristen Ricketts reported that she made contact with landscaper and approved the fall flowers to be installed at the entrances.

Angelia Bentley reported that the "Yard of the Month" for October was selected and has been posted to the website. Juli Cash will be selecting the 1st, 2nd and 3rd place yard / homes for the Halloween

contest on Friday after dark. Gift cards were provided for winners.

Architectural Review (ARC): – Martha Buckner reported that the ACC's for windows, paint, roof and siding had been approved. Committee just received a request today that is still under review.

2020 Review:

2020 Financial Review Draft was included in the packet for the board to review. Treasurer Linda Clarke has reviewed the draft and did not see any inconsistencies. A motion to approve the draft financial review was made by Greg Gillis. The motion was seconded by Angelia Bentley. All were in favor and the motion carried. President, Interim Treasurer and Manager need to execute the representation letter.

2013 Review: Manager contacted Canady & Canady to see if they've been able to incorporate the information provided to them by Linda Clarke for the 2013 review. Now that 2020 review has been approved Manager will get with Canady & Canady to discuss whether the 2013 review "comments" can be added to the review prepared.

Updates on Light Fixtures – Remaining LED light fixtures have been installed.

Director Training Classes

Manager noted that she communicated to Sterling ownership that if any "in person" classes are going to be held in 2022, Oakwood Glen has offered their clubhouse to hold the training.

License Plate Readers – Flock Security

President Harris has made six (6) visits to the MUD Board meetings in an attempt to find a way for them to contribute to the installation of the cameras. At present, President Harris has exhausted all ways to find the funds before there can be further discussion about the Flock cameras.

LED Lighting – Street Lights – President Harris inquired if there was an update; to date no new information has been provided to Manager. The process could take up to eighteen months before they begin the change out.

Reserve Study

President Harris is scheduled to meet the representative from Reserve Advisors on November 2, 2021 to walk the community and update the reserve study.

Christmas Décor – Update

Juli Cash arrived in time to present the breakdown that she received from Majestic Holiday Decorations to purchase decorations that they will install, remove and store for the community. The areas that were discussed were the front monument sign – to install four (4) wreaths, pre-lit with bows and red bulbs; cost for that would be \$2400. To add 36 linear feet of lights around the entrance would be additional \$360. To wrap and light six trees (3) bradford and (3) crepe myrtles would be \$3600 total. They added cost to wrap the park sign in garland for \$1200 and cost to add (4) non-lit wreaths to the marquee for a cost of \$1100. Director Cash discussed what, at minimum she would like to do this year. Kristen Ricketts motioned to allow Juli Cash to spend a budget of up to \$7,000 to purchase and decorate for Christmas. The motion was seconded by Angelia Bentley. All were in favor and the motion carried.

NEW BUSINESS

Budget 2022

Proposed budget for 2022 was included in the meeting packet. Assessments have been set and approved in a prior meeting as Oakwood Glen documents limit increase of assessments to 3% per annum. Given that costs of goods, has increased, to date this year to 15.9% with expectation that the CPI could go over 20% by the end of the year, the Association had to take the 3%. Angelia Bentley made a motion to approve the budget. The motion was seconded by Greg Gillis. All were in favor and the motion carried.

Candidates – October Annual Meeting

The Annual Meeting has been scheduled for Saturday, October 23rd, 2021 at 2PM at the clubhouse. The members whose terms will expire this year are Mike Harris, John Goff and Juli Cash. Manager will be at the park / clubhouse no later than 1:30PM to set up.

Social Event – Fall Festival Update:

Angelia Bentley reported that only about sixty (60) people showed up to the event (of which 54 were probably children). The popcorn was good. There were some issues with the movie set up.

Legal Action

No accounts from Legal to discuss or vote on for October however we have one proposed payment plan from legal for the board to discuss in executive session.

NEXT MEETING IS SCHEDULED FOR NOVEMBER 16, 2021

In accordance with Texas Property Code Section 209.0051, the notice will be properly posted.

MOTION TO MOVE INTO AND OUT OF EXECUTIVE SESSION

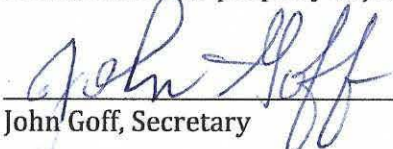
Motion made to move into Executive Session at 8:12pm.

EXECUTIVE SESSION SUMMARY

Board discussed proposed payment plan. Decision was made; Manager will follow up with law firm in the morning to provide response to the request.

ADJOURN

A motion to adjourn the meeting was made by Greg Gillis; seconded by Armando Perez at 8:18p.m. President Harris properly adjourned the meeting at 8:38p.m.



John Goff, Secretary

1 NOV 2021
Date