

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

April 19, 2022

17902 Hawk Haven Lane – Spring, TX 77379

CALL TO ORDER

With prior written notice by the President and a quorum of Directors present, the April meeting was called to order at 7:00 pm by President Mike Harris in person and via Zoom. Other Board members in attendance were Angelia Bentley, Armando Perez, John Goff and Kristen Rosas; Juli Cash and Greg Gillis were in attendance via zoom. 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. There were no items to add to the agenda. A motion to approve the agenda as written was made by Armando Perez. The motion was seconded by Angelia Bentley to approve the agenda. All were in favor and the motion carried.

Meeting Minutes Approval and Actions between Meetings

1. Meeting minutes from March 15, 2022 Board Meeting were approved by email vote on March 25, 2022 by the majority.

SECURITY REPORT

Deputy Tomte attended via zoom to present the stats from March 11, 2022 through April 15, 2022. Incidents reported were family disturbance, death investigation, animal humane, two incidents of lost property, missing person, mental health check, a hit and run (which occurred outside of the neighborhood) and a stolen vehicle was recovered. There were no BMV's reported this month. Per Deputy Tomte, these are all of the reported incidents since the last meeting.

OLD BUSINESS

Treasurer's Report - Manager, Gina Keller presented the preliminary Treasurer's Report for the month ending March 31, 2022. Operating account had a total of \$613,877.35 of which \$78,449.50 was in the operating reserve fund. Reserve Fund account totals \$293,395.75 which is comprised of CIT Money Market and Woodforest Bank C.D. Total cash on hand is \$907,273.10. Checks written for the month totaled \$34,127.67 from operating account in expenses; there were no expenses from the reserve or in debit card purchases. Assessment collection percentages for 2019 are at 99%, 2020 are at 98.6% and 2021 are at 97.2%. Assessments for current 2022 are currently 85.6% collected.

Manager reported that there were seven (7) in house payment plans and eight (8) payment plans at the attorney. As this is March, many of the homeowners have already completed their payment plan agreements.

Deed Restriction Committee Report

D/R Summary –14 letters were issued for the month of March as follows: (12) courtesy letters, no second letters, no fine certified letters and two (2) force cure letters were sent out. One homeowner responded to their violation, requesting additional time to cure.

Landscaping Committee Report – Kristen Rosas reported that the spring flowers had been installed. Angelia Bentley reported that she will begin selecting the "Yard of the Month" in May. She has decided to switch which section of the community the yards will be selected from this year. She

will also be selecting the yard in the middle of the month instead of the end of the month.

Architectural Review (ARC): – None of the ACC members were able to attend the meeting. President Harris texted Committee Chair Martha Buckner who reported that four requests were submitted. There was one (1) for solar panels, one (1) for a garage, one (1) for gutters and one (1) to remove a tree. All were approved.

2013 Review: Manager will email Canady & Canady and have them send over their "FINAL" 2013 financial review. Upon receipt, Manager will send to Treasurer Linda Clarke to see if the changes were accurately made as she requested.

Update on Contracts:

KINGS III – Manager reported that she will confirm that Kings III invoice for one (1) year was received and paid.

FORT KNOX / ALERT 360 – Two year agreement expires in May; Manager will contact to see if they will contract for another two (2) year term.

Update on Pool Permit Renewal

President Harris provided update on outstanding items from pool inspection. Information regarding the backflow preventer was discussed with Inspector; to date no additional information has been requested. As soon as gate is repaired, photo will be forwarded to the Harris County Health Department.

Trash Issues at Front – Exxon /Condo's

No update at this time. Manager will see if Norah McClure is still working on these items.

Monument Signage

At present, owner of Q&H Caststone is out on medical leave. Project is on "hold" until Manager can get an update on his return to work.

BY-LAW Committee

Remain on agenda but table for now.

License Plate Readers – Flock Security

No update. This matter will remain on agenda but is tabled for now.

LED Lighting – Street Lights – Manager contacted CenterPoint regarding the LED conversion and received an email that the "tentative" date for the conversion is August 2022.

Painting Poles at Tennis Courts

Light poles should be completed this week; there is some touch up work that needs to be done before the job is completed.

Pool Gate

Pool gate repairs are scheduled to be completed one day this week.

Obtain Bids to Paint Tennis Courts

Contractor – JAK Companies provided bid to power wash the tennis court instead of to resurface. Per JAK Companies owner, the tennis court at Oakwood Glen is in better shape than 99% of the

courts he's seen throughout the Houston area. Cost to power wash is \$1800. Angelia Bentley motioned to accept the bid to be paid from the reserve account. Armando Perez seconded the motion. All were in favor and the motion carried.

Chain Link Fence

Bid to replace three sections of chain link fence at the front park as well as the baseball backstop in the back park were submitted by Absolute Groundscape. Also submitted with the bid for the fences was a bid to remove all of the trees near the area where the new chain link fence will be installed. Chemicals and stump grinding to help prevent future growth will be added. A motion to accept both bids to be paid from the reserve account was made by Angelia Bentley. The motion was seconded by Armando Perez. All were in favor and the motion carried. Contractor will be paid 50% down for this project.

Update on Security Issues at Ehrhardt Elementary

President Harris noted that Ehrhardt Elementary is now leaving the exterior lights on at night. There have been no incidents reported at the school over the past month.

Clubhouse for Scouts

President Harris inquired if any contact had been received from the Scout group that had requested use of the clubhouse for their Cub Scout meetings. Angelia Bentley reported that she provided the lady Director Cash's information. Juli Cash reported that she has not heard from anyone about this matter. This topic will be removed from the agenda.

Pool Party – Pool Opening

Angelia Bentley had ordered the inflatables and the snow cone machine for the pool opening on May 21st, 2022. She may not be in town but Kristen Rosas will take the lead on the party. The event is scheduled from noon to 4PM. Payment to Spring Creek Party Rentals has already been made.

NEW BUSINESS

Replace timbers on Volleyball Court

President Harris noted that the landscape timbers around the volleyball courts are looking worse for the wear and suggested that the board obtain a bid to replace those. Bids will be obtained for the next meeting.

AT&T Park Use

AT&T has been out installing fiber optics at the back of the neighborhood and when doing so, they encroached on the Association's property, along the pipeline. President Harris is still looking into the matter to see if anything can be done about this.

Clubhouse Rentals

Angelia Bentley will be out of town for at least four weeks during August and September. President Harris inquired if anyone would be able to handle the clubhouse rentals during that time. No members are available to take care of this. Clubhouse will be "booked" as "unavailable" during this time period.

NEXT MEETING IS SCHEDULED FOR APRIL 19, 2022

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 8:44pm.

EXECUTIVE SESSION SUMMARY

Manager noted that Certified Letters have gone out already to homeowners that have not paid their assessments. Accounting inquired if they want another 45-day certified to be sent out or would prefer that 10-day letters be sent out. The board approved the 10-day letters to be sent to all owners that have previously received their first certified notice.

ADJOURN

A motion to adjourn the meeting was made by John Goff; seconded by Angelia Bentley at 8:48p.m. President Harris properly adjourned the meeting at 8:48p.m.



John Goff, Secretary



Date