

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

September 20, 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 September meeting was called to order at 7:00 pm by President Mike Harris in person and via Zoom. Other Board members in attendance were John Goff, Angelia Bentley and Juli Cash in person; Linda Clarke and Greg Gillis were in attendance via zoom. Directors Ken Clark, Kristen Rosas and Armando Perez were not in attendance. Also in attendance was Sterling Association Services Inc. representative Gina Keller, Deputy Ray Tomte via zoom and homeowners attended in person as per the sign in sheet.

Meeting Agenda

President Harris inquired if any of the members had any items to add to the agenda. None of the members had any agenda items to add. A motion to approve the agenda as presented was made by Angelia Bentley. The motion was seconded by John Goff. All were in favor and the motion carried.

Meeting Minutes Approval and Actions between Meetings

1. Meeting minutes from August 16, 2022 were approved by majority email vote on August 27, 2022.

SECURITY REPORT

Deputy Tomte was in attendance via zoom. He presented the stats for August 14th to September 17th, 2022. Incidents in the community were as follows: One (1) family assault, (4) family disturbances, (3) criminal mischief – one outside of the community (1) BMV, (1) theft – catalytic convertor and (1) injury to a child. There were no other incidents reported or questions for Deputy Tomte.

OLD BUSINESS

Treasurer's Report - Manager, Gina Keller presented the Treasurer's Report for the month ending August 31, 2022. Operating account had a total of \$455,910.84 of which \$84,516.91 was in the operating reserve fund. Reserve Fund account totals \$290,544.55 which is comprised of CIT Money Market and Woodforest Bank C.D. Total cash on hand is \$746,455.39. Checks written for the month totaled \$24,607.45 from operating account in expenses and \$896.34 in debit card purchases. Total expenses for the month of August 2022 were \$25,503.79. Assessment collection percentages for 2020 are at 99% and 2021 are at 98.3%. Assessments for current 2022 are currently 93.3% collected.

Manager reported that there were three (3) in house payment plans and six (6) payment plans at the attorney.

Deed Restriction Committee Report

D/R Summary –Matrix report shows 59 total letters were sent out in August. Twenty-four (24) courtesy letters, twenty-one (21) second letters, thirteen (13) certified letters and one (1) force now letters were mailed out.

Landscaping Committee Report – Kristen Rosas was not in attendance. Angelia Bentley reported that the last yard of the month will be awarded in September. Juli Cash reported that she will be driving the community to award First, Second and third place for the Halloween Contest. She would like to have owners submit something to the Association if they want their house / yard to be

considered in the Halloween contest.

Architectural Review (ARC): – Martha Buckner reported via text that no ACC requests were submitted in the past month.

Update on Contracts:

No contracts are up for renewal.

2021 Financial Review: Board packet included the financial review prepared by Canady & Canady. Linda Clarke motioned that the review be approved as submitted; the motion was seconded by Angelia Bentley. All were in favor and the motion carried. As the review is not in "draft" form, President Harris asked that it be added to the Sterling website.

Trash Issues at Front – Exxon /Condo's

President Harris reported that he and Manager, Gina Keller received an email from the Health Department that stated that "nuisance reported on 8/18 and inspection was performed on 8/22 and the complaint was closed" regarding the Condo's on Oakwood Glen. Gina responded that she would like to see a copy of the report that shows what nuisance conditions were observed when visit / inspection was performed and asked would they also submit the report from the inspection. Health Department responded that they would send out Scott Jeansonne and he would re-evaluate the property. No update has been submitted since September 12th.

Monument Signage

QS Caststone has clearly gone out of business. Since vehicle hit the monument sign at the entrance of the community, Manager suggested that she could ask 4D Signworx provide a bid on the park monument sign.

Neighbors Night Out

Angelia Bentley is prepared for the upcoming event on October 8, 2022 at 6:30. She will have hot dogs, popcorn, drinks and a movie for the kids. There will be someone in attendance from Flock to discuss the license plate reader cameras and a Deputy will be present that can discuss how they are utilized.

October Members Meeting

Manager reported that Notice of Annual Meeting and proxy were mailed out of the office on Monday, September 19th. Owners should be receiving their notices one day this week. Meeting will be held on Saturday, October 15th at 2PM.

2023 Budget

A copy of the 2023 budget was included in the board packet. It was noted that there are no projects scheduled to be funded from the reserve in 2023. Linda Clarke motioned that the 2023 budget be adopted as submitted. The motion was seconded by Angelia Bentley. All were in favor and the motion carried. In addition, Ms. Clarke inquired if Manager would reach out to CPA to see if they have a copy of the 1099 that is to be sent to anyone who incurs "bad debt" from the Association. Manager will contact Canady & Canady about this matter.

Street Lights

Many of the streetlights that have been replaced with LED are being "covered" by overgrown trees from homeowners' property. Manager submitted a ticket to the Precinct to have some of the trees trimmed and received a call from the person that they sent out to perform the work. They said that

the homeowner would not allow them to cut/trim her tree. He communicated that this is not a traffic violation so they could not trim the trees. Inspector is going to keep taking down the pole numbers and closest address of any other poles where new LED lights are obstructed by trees. If owner does not mind, the Road & Bridge crews will trim around the LED lights to ensure that they are shining in all directions.

BY-LAW Committee

President Harris reported that four (4) people have agreed to join the bylaw committee and they are tentatively set to meet on the 29th of September.

License Plate Readers – Flock Security

President Harris reported that a representative from Flock Security will be in attendance at the Neighbors Night Out Event.

AT&T Park Use

President Harris received a response from the Supervisor at AT&T that their “subcontractors” had made a mistake in installing the cables on Association property. They are looking into cost to make this right and will get back with him.

NEW BUSINESS

Tree Trimming – Back Park

Mike Harris and Armando Perez met Casey Clark from Absolute Groundscape to walk the back park and soccer field to see which trees need to be trimmed. Included in the board packet was a bid to raise the canopies on thirty (30) trees in the back park around the pavilion and parking lot. Additional dead trees in baseball / soccer field and two (2) live oak trees on Falling Waters will be removed for a cost of \$8,500. A motion to accept the bid as submitted was made by Angelia Bentley; John Goff seconded the motion. All were in favor and the motion carried.

Monument Sign on Stubner-Airline

On the Friday after the last monthly HOA meeting, a twenty year old boy ran his mother’s car into the front monument sign. The police were called, photos were taken and a police report was submitted. Police could not confirm or deny that vehicle was insured. Deductible for the sign is \$5K. Bid from 4D Signworx to repair the sign was \$5,830. Casey submitted a bid for \$3,800. Neither bid includes electric work. Bid from 4D includes a five-year full coverage warranty. A motion to accept the 4D bid was made by Greg Gillis; Juli Cash seconded the motion. All were in favor and the motion carried.

Halloween Decoration Contest

Juli Cash will be awarding the 1st, 2nd and 3rd best Halloween décor in October. She would like to create a form for owners who want their yards/homes to be considered for the contest. Juli is going to create a form or something to post on the Facebook pages for this. If this is something that can be eblasted out, Gina will also get the information sent out.

Legal:

Account #21905501 was presented with backup for a motion to proceed with lawsuit and judicial foreclosure. Motion was made by Greg Gillis; Angelia Bentley seconded the motion. All were in favor and the motion carried.

OPEN FORUM

Homeowner inquired why MUD was so late in notifying the community that water had tested positive for E.coli. Several of the members noted that they did not receive the "auto call" from the MUD office until after 7PM. Signs were posted in the community before the calls were made

NEXT MEETING IS SCHEDULED FOR OCTOBER 15, 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

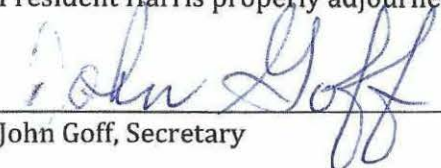
Motion made to move into Executive Session at 8:21pm.

EXECUTIVE SESSION SUMMARY

Information discussed in executive session was regarding legal issues.

ADJOURN

A motion to adjourn the meeting was made by John Goff; seconded by Juli Cash at 8:28p.m. President Harris properly adjourned the meeting at 8:28p.m.



John Goff, Secretary



Date