

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

February 21, 2023

17902 Hawk Haven Lane – Spring, TX 77379

CALL TO ORDER

With prior written notice by the President and a quorum of Directors present, the February meeting was called to order at 7:04 pm by President Mike Harris in person and via Zoom. Other Board members in attendance were John Goff, in person; Linda Clarke, Greg Gillis, Juli Cash and Armando Perez were in attendance via zoom. Directors Ken Clark, Kristen Rosas and Angelia Bentley were not in attendance. Also in attendance was Sterling Association Services Inc. representative Gina Keller 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. Secretary John Goff wanted to add a discussion about the baseball field and backstop area property. A motion to approve the agenda with the addition was made by John Goff. The motion was seconded by Armando Perez. All were in favor and the motion carried.

Meeting Minutes Approval and Actions between Meetings

1. Meeting minutes from January 17, 2023 were approved via email vote on January 26, 2023.
2. The Board voted unanimously by email vote on January 26, 2023 to assist Spring Creek Forest in getting two (2) dogs declared dangerous by filing an affidavit identifying the issues these dogs have caused in Oakwood Glen. SCF will bear the costs of filing the affidavit.

SECURITY REPORT

Deputy Tomte was in attendance via zoom. He presented the stats for the period from January 14th, 2023 through February 18th, 2023. Incidents reported in the community during the period were as follows: Family Disturbance – (1), Family Assault – (2), Criminal Mischief – (1), Theft - (1), Identity Theft – (1), Welfare Investigation – (1), Assault – (1), Terroristic Threat – (1), Vehicle Recovery – (1) and five (8) citations were written.

OLD BUSINESS

Treasurer's Report - Manager, Gina Keller presented the Treasurer's Report for the month ending January 31, 2023. Operating account had a total of \$614,633.32 of which \$89,700.53 was in the operating reserve fund. Reserve Fund account totals \$309,073.22 which is comprised of CIT Money Market account and Woodforest Bank C.D. Total cash on hand is \$923,706.54. Checks written for the month totaled \$19,465.08 from operating account in expenses and zero in debit card purchases. Total expenses for the month of December 2022 were \$19,465.08. Assessment collection percentages for 2020 are at 99.3%, 2021 are at 99%, 2022 are at 94.7% collected and current year 2023 are at 63.1% collected to date.

Manager reported that there were eighteen (18) payment plans being paid "in house." There are six (6) owners on payment plans at the attorney.

INVESTMENT PLAN

Manager made contact with CIT Bank Investment group and has presented the board with an investment plan in CDARS. The proposed plan would invest the reserve fund monies in account ending in 8887, \$50K of the operating reserve fund and a portion of the clubhouse reserve fund, totaling \$389K into three (3) CD's with terms of 13 / 26 / 52 weeks. The rate of interest they will currently pay the Association on the CDARS is 3.92%. All board members were sent a copy of the investment plan. A motion to proceed with the plan as presented was made by Treasurer, Linda Clarke. The motion was seconded by Armando Perez. All were in favor and the motion carried.

Manager will authorize CIT to proceed with investing the funds.

In addition, the funds that are currently in Woodforest Bank were discussed. The Association has not made any money off of these funds in quite some time. Now that the money from CIT Money Market is going to be placed in CDARS, the funds from the Woodforest Bank account ending in 4914 need to be withdrawn from the bank and moved into the CIT Money Market, which is currently yielding .55% interest. A motion to move the funds was made by Greg Gillis. The motion was seconded by Armando Perez. All were in favor and the motion carried. Linda Clarke and Mike Harris will make arrangements to go to Woodforest Bank and withdraw the funds.

Deed Restriction Committee Report

D/R Summary –Matrix report shows 98 total letters were sent out in January. Ninety (90) courtesy letters and five (5) second letters and three (3) force mow letters were sent out this month. Due to the fact that last few months have been in celebration of Halloween and Christmas and management did not “go heavy” on yards, inspection was stricter this month.

ACC Requests: Martha Buckner was in attendance and reported that there were three (3) ACC requests approved since last meeting –for a roof, paint and solar panels. Currently two (2) requests are under review.

Landscaping Committee Report – Neither Angela Bentley or Kristen Rosas were in attendance. Manager reported that “Yard of the Month” will begin in either March or April, Angelia Bentley will update in March. Flowers at the entrance will be replaced when “spring flowers” are ready to be planted.

Update on Contracts:

Manager presented the Mosquito Control Contract for the term of 2023 through 2025 at a cost of \$72.00 per week, per spray. John Goff made a motion to accept the terms; motion was seconded by Greg Gillis. All were in favor and the motion carried.

Trash Issues at Front – Exxon /Condo's

Manager has been in communication with Scott Jeansonne at the Health Department. He maintains that the property (Condo's) are in “better shape” as far as Health Department is concerned. The issues that are still a problem are inoperable vehicles and because the Condos are private property, the Health Department cannot do anything about the vehicles. President Harris is also working with the Liaison to the Commissioner Ramsey's office, Nick Radack to get some assistance with both the Condo's and Exxon. If the Exxon does not have the inoperable vehicle moved by the time the Exxon is scheduled to get their Occupational Permit, the County will not authorize permit and the store will be closed.

Pool Sign

Down-payment on pool signage and signed proposal were sent to 4D Signworx. Manager was told that the project should be scheduled some time between the end of March and the beginning of April. Ralph with 4D Signworx will update manager as the schedule is updated.

BY-LAW Committee

President Harris submitted the By-law Committee's draft of the revised bylaws for the board to review and discuss. As the information was just sent into the board for review, members need to take some time to read and bring any revisions or discussion about the updated bylaws to the next meeting. – Tabled discussion until March.

Notice of Special Meeting

Manager prepared the notice of Special meeting for Board to review, which was revised by President Harris to provide more specific information for the owners. This meeting will be held for the homeowners to vote on an increase in assessments of 5% to pay for the Flock cameras. The Board would like to host one last Town Hall meeting regarding the matter, in order to give the owners one last opportunity to ask any questions. Manager will send revised "special meeting" notice to legal to "bless" prior to sending out.

Discussion regarding dates for the meeting was held. Tentatively, the board will hold the Town Hall meeting on April 15th, 2023 and the Special Meeting of the Members on Saturday, April 29th, 2023.

Playground Repairs

Approval was given to JAK to make all necessary repairs to both playgrounds. Work has commenced but has not been complete yet. Several parts have not been received yet. As soon as all parts have been received, work at both playgrounds will be completed and "file will be updated" for the Board.

Water Fountain - Back Park

At present the water has been turned off at the back park fountain. Per President Harris, Tomte identified the young man that was filling it up with sand. The family may be moving from the neighborhood. Per President Harris, the water will remain "off" for a while.

Update on Small Claims

Manager is trying to find out the procedure for submitting the Association's claim in small claims court. As soon as additional information is available, the board will be notified.

Dangerous Dog Affidavit

President Harris provided an update on the filing of the affidavit for dangerous dogs that Oakwood Glen agreed to support Spring Creek Forest on. The initial hearing was held and the owners of the dogs were ordered to surrender the dogs to Animal Control within 5 days. A final hearing is scheduled for March 1st, 2023. The dogs will then be classified as "dangerous" and owners will need to build special cages / pen for the dogs as well as purchase additional insurance for the dogs.

Christmas Decorations

President Harris spoke with Casey Clark - Absolute Groundscape regarding an estimated price to install the Christmas decorations for next year. After discussion about what the work entailed, Casey stated that this should take two (2) men about three (3) hours to install. The estimated cost for this would be about \$300. Manager will make contact with Majestic Lighting to see what the Association needs to do in order to obtain the decorations that are currently in storage. A motion to have the decorations moved to the storage unit and installation performed by Casey was made by Linda Clarke. The motion was seconded by Armando Perez. The motion carried 5-1.

AT&T Park Use

No update.

Shredding:

Boxes were counted in the office and there are twenty-two (22) boxes that need to be shredded. Manager will make a call and get the shredding scheduled for an upcoming Saturday.

NEW BUSINESS

CLEAN UP – Back Park Area

John Goff noted that he walked the area over at the baseball field and behind the backstop and noticed that the area is beginning to look “trashy.” There are numerous trees that are falling and even a couple that are already “horizontal”; there is trash being thrown in the area which includes old tires. Members discussed the issue and President Harris inquired if Director Armando Perez could walk the area reported with John Goff, together and make some recommendations as to what they feel requires immediate attention. Once this information is presented, Casey can possibly provide a bid for the cleanup of the same.

Legal:

None

OPEN FORUM

None

NEXT MEETING IS SCHEDULED FOR MARCH 18TH, 2023

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

MOTION TO MOVE INTO AND OUT OF EXECUTIVE SESSION

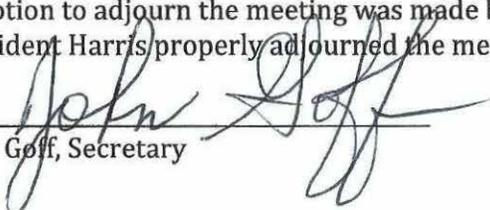
Motion made to move into Executive Session at 8:40pm.

EXECUTIVE SESSION SUMMARY

Manager updated Board on case that should be posted for foreclosure the first week in March.

ADJOURN

A motion to adjourn the meeting was made by Greg Gillis; seconded by Armando Perez at 8:42p.m. President Harris properly adjourned the meeting at 8:42 p.m.



John Goff, Secretary

March 01, 2023
Date