

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

June 20, 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 June meeting was called to order at 7:03 pm by President Mike Harris in person and via Zoom. Other Board members in attendance were John Goff, Angelia Bentley and Armando Perez in person; Greg Gillis and Juli Cash were in attendance via zoom. Directors Ken Clark, Kristen Rosas and Linda Clarke 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. He wanted to add a discussion regarding replenishing the Operating Reserve. A motion to approve the agenda with additions 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 May 16, 2023 meeting were approved via email on May 24, 2023.
2. On May 22, 2023 President Harris and Treasurer Clarke authorized the emergency repair of the Key Fob computer using funds from the Operating Reserve. Funds used are to be replenished with funds from the Reserve Account.

SECURITY REPORT

Jonathan Rodriguez, new contract deputy for Oakwood Glen was in attendance in person. He introduced himself to those in attendance. Board members introduced themselves to Deputy Rodriguez. He did not have the stats for the meeting. He provided an update regarding the young man who was in the park with a dog that Mike Harris had communicated to the Board about at the beginning of June. Deputy Rodriguez also reported on the accident that occurred at the back park.

OLD BUSINESS

Treasurer's Report - Manager, Gina Keller presented the Treasurer's Report for the month ending May 31, 2023. Operating account had a total of \$622,684.94 of which \$90,858.14 was in the operating reserve fund. Reserve Fund account total \$312,674.31 which is comprised of CIT Money Market account and CIT CDARs. Total cash on hand is \$935,359.25. Checks written for the month totaled \$40,852.12 from operating account in expenses, \$7,237.00 from the reserve operating account and \$1,387.48 in debit card purchases. Total expenses for the month of May 2023 were \$49,476.60. Assessment collection percentages for 2020 are at 99.4%, 2021 are at 99%, 2022 are at 97.1% collected and current year 2023 are at 91.5% collected to date.

Manager noted that there were twenty-five (25) owners who are on payment plans in house; of those 25, nine are paying their final payment in June / July. There are also currently seven (7) plans at the attorney's office.

Deed Restriction Committee Report

Manager reported that no inspection had been performed for the month of June. The person that scheduled the inspection for Oakwood Glen scheduled the inspection for June 22nd. Inspection will be performed again before the next monthly meeting in July. Manager stated that there should be two inspections performed before the next meeting.

Property Concern

President Harris had inquired about a property in the neighborhood where a fire had occurred. The owner of the property in question is deceased and the Association needed to get Heirship information. Because of the situation with this house, President Harris requested that the Manager contact Holt Tollett to obtain information regarding potential Heirs. The Deed of Trust was received; Association will wait for the Courts to complete the process before reaching out to the heirs about making the repairs to the property.

ACC Requests: Manager reported that ACC had received and approved three (3) requests since last month. There were two (2) for exterior paint and one (1) for a fence. There were a total of three (3) requests submitted and approved in the past month.

Landscaping Update

Angelia Bentley reported that the Yard of the Month for May had been awarded to an owner on Seven Pines. The Committee will be looking at the area selected to get a list of the yards.

Pool Concerns

President Harris advised the Board that there have been issues with the new pool pump. Since the pump was replaced, there have been ongoing issues with breakers "popping" and pump circulation. These issues have been ongoing since the new pump was installed. Per President Harris, a representative from the manufacturer of the pool pump came out to check the system and replaced the motor. They communicate that if the pump continue blowing the breakers, then the Association should consider switching out the breakers and possibly the wiring.

Update on Contracts:

No Contracts expiring.

Trash Issues at Front - Exxon /Condo's

No additional information was provided regarding the trash at the Condo's and Exxon. Health Department Representative previously stated that the Health Department would not approve the operational permit for the Exxon when they had to renew if the wrecked vehicle remained on the property. At present, the vehicle has not been removed. Manager will contact Scott at the Health Department to obtain an update on this matter. In addition, President Harris had discussed this issue with Nick from Commissioner Raddick's office to see if there was any assistance that the Association could get from them.

Update on Pool Electric Panel

Work has been completed.

Update on Key Fob Computer

Work has been completed.

BY-LAW Committee

Topic will remain tabled until 2023 Legislative Updates are in effect.

Special Meeting

As discussed in prior meetings, the Special Meeting called to increase the assessments by 5% to install the Flock cameras was previously held. The outcome of this meeting was that there were not enough ballots received by the Association to hold the meeting. The Association is continuing to obtain ballots. Board is hoping to have enough ballots by the Annual Meeting in October to hold the Annual Meeting and Special Meeting on the same date. Currently, the Annual Meeting is scheduled

for October 21st at 2:00PM. Manager will provide an update of the number of ballots at next meeting.

Update on Small Claims Court

Manager has been trying to take the parties who hit the entrance sign to small claims court but was having problems getting the information necessary to file charges. Upon advising the Board of the same, Manager was instructed to get with legal (Holt Tollett) to see if they can assist in this matter.

Back Park Area

Per Director Perez, there is quite a bit of trash along the tree line at soccer field at the back park. He and Director Goff were supposed to advise the Board whether they believed that the Association needed to have additional trees along the soccer field trimmed and / or removed. At this time, the Association has spent quite a bit of money on the removal of trees and he advised that if the Association pays to have the trash cleaned up, it is likely that there will be more trashed dumped there. Board will consider having this cleaned up.

Pool Party

Angelia Bentley reported that the Pool Party was a success this year. The kids enjoyed the water slide and snow cones. She added that there was a good turnout for the event this year.

Re-staining Bridges and Fence

President Harris requested that bids be obtained to stain the fences at the back park as well as the bridges. He will request a bid from Casey. Manager will get bids for next meeting in July.

July 4th Parade & Picnic

Angelia Bentley reported that she has been preparing for the July 4th Event. Secretary Goff confirmed that the firetruck would be present at the event. Deputy Rodriguez will not be able to attend but a request has been submitted to have Sheriff's department in attendance. President Harris asked Director Cash if there would be color guard available to perform the flag ceremony. Director Cash stated that she would look into the matter. Angelia reported that they will have hot dogs, chips, cookies and drinks for those in attendance. She also added that anyone interested in volunteering get in touch with her; she could use some help decorating for the event.

Water Fountain – Back Park

Angelia Bentley asked if the water fountain at the back park had been "unplugged." President Harris will have Casey clean any sand that has been put in the fountain out before the July 4th event.

NEW BUSINESS

Replenish Reserve Fund

President Harris requested that funds that were used from the Operating Reserve to pay CTS to repair the computer for the key fob system needed to be replenished from the Reserve fund. Armando Perez made a motion to have this done; motion was seconded by Angelia Bentley. All were in favor and the motion carried.

Legal:

Account #222022099 was presented to the board to vote on approval to file a lawsuit for nonpayment of assessments. Angelia Bentley made a motion to proceed with action; motion was seconded by John Goff. All were in favor and the motion carried.

OPEN FORUM

None

NEXT MEETING IS SCHEDULED FOR JULY 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

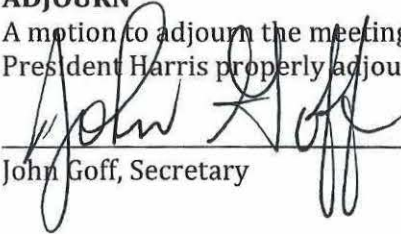
No business to discuss in Executive Session.

EXECUTIVE SESSION SUMMARY

No information to discuss in Executive Session.

ADJOURN

A motion to adjourn the meeting was made by John Goff; seconded by John Goff at 8:08p.m.
President Harris properly adjourned the meeting at 8:08 p.m.



John Goff, Secretary

July 01, 2023

Date