

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

August 15th, 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 August 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, Linda Clarke and Juli Cash were in attendance via zoom. Directors Ken Clark and Kristen Rosas 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. A motion to approve the agenda as written 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 June 20, 2023 were approved via email vote on July 1, 2023.
2. No meeting held in July due to lack of quorum
3. On July 6th, President Harris received request from SCF to sign a letter of engagement to join legal action regarding a pet owner in SCF whose dogs were determined to be dangerous by Judge Goodwin on March 1st. The dogs had been returned to the owner and were getting out again, have attacked at least two pets and killed one. The letter of engagement needed to be signed immediately to allow filing of a restraining order and other actions necessary to make sure the dogs were contained. All expenses incurred will be paid by SCF since the pet owners reside in SCF. Directors were requested to respond by email on whether President Harris should sign the letter of engagement. Response was unanimous to sign. This action will need to be affirmed by vote in meeting. Motion to affirm President Harris' signature on the letter of engagement was made by Angelia Bentley and seconded by John Goff. All were in favor.

SECURITY REPORT

Jonathan Rodriguez, contract deputy for Oakwood Glen was in attendance in person. He provided the stats for the month of July 2023 as follows: one (1) check parking, eighty-eight (88) contract checks, one (1) family disturbance, two (2) meet the citizen, one (1) illegally parked vehicle, seven (7) traffic stops and one (1) welfare check.

OLD BUSINESS

Treasurer's Report - Manager, Gina Keller presented the Treasurer's Report for the month ending July 31st, 2023. Operating account had a total of \$533,602.50 of which \$91,111.64 was in the operating reserve fund. Reserve Fund account total \$323,208.79 which is comprised of CIT Money Market account and CIT CDARs. Total cash on hand is \$856,811.29. Checks written for the month totaled \$54,954.98 from operating account in expenses account and \$211.05 in debit card purchases. Total expenses for the month of July 2023 were \$55,166.03. Assessment collection percentages for 2020 are at 99.6%, 2021 are at 99%, 2022 are at 97.4% collected and current year 2023 are at 92.9% collected to date.

Manager noted that there were ten (10) owners who are on payment plans in house. There are also currently eight (8) plans at the attorney's office.

Deed Restriction Committee Report

Manager reported thirty (30) total violations. Six (6) courtesy letters, twenty-one (21) second letters, and three force mows were sent out. Two (2) force mows were required to be performed by the contractor.

ACC Requests: Manager reported that no new ACC requests were submitted between meetings.

Landscaping Update

Angelia Bentley reported that the Yard of the Month for July had been awarded to an owner on Wyoma.

Update on Contracts:

No Contracts expiring.

Trash Issues at Front – Exxon /Condo's

No additional information has been provided regarding the Condo's. President Harris reported that the broken down vehicle and majority of the trash at the Exxon Store have been removed. Manager reported that she had emailed Health Department after our last meeting but was not sure if that was the reason for the cleanup.

BY-LAW Committee

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

Special Meeting – Final Call

The Association is going to attempt to hold the "final call" of the Special Meeting to increase the assessments from 3% to 5% to enable the Association to lease enough Flock cameras at each entrance to the community. First call quorum was not achieved. Quorum is reduced for second / final call meeting from 542 to 271 ballots. A minimum of 271 ballots must be received or there will be no quorum and the votes will not be able to be counted. At present the Association needs approximately 106 more ballots to be able to hold the meeting. Meeting will be scheduled for immediately after HOA election on October 21st, 2023.

Update on Small Claims Court

Manager has had a conversation with Legal counsel regarding the Association taking action on vehicle owner that hit the monument sign. Legal counsel has confirmed that at present there are additional reports that need to be obtained; they are trying to gather for the Association. In addition, the person being "sued" has the right, to postpone hearings in small claims court. The reason Sterling Manager was going to attempt to do this solo was to save funds for the Association. Legal counsel is looking at approximate number of hours it will take to get this to court to ensure that the Association wants to take this action.

July 4th Event

Angelia Bentley reported that the event was a success this year; however not as much as in prior years. She believes this is partially due to the kids "aging out" of the event. She added that the bike parade, specifically, was less attended then in the past four years that she has been handling the events. The kids still seemed to enjoy the event.

Update on Dangerous Dogs

The mechanics are not completely clear on what has happened regarding the dangerous dogs. The owners have been taken before three different judges and in each case the judge ruled the two dogs to be dangerous. The owners have been ordered to build a perimeter fence around their back yard and it looks like the dogs will be returned to the owners.

Re-staining Bridges and Fence

President Harris requested that bids be obtained to re-stain the fences at the back park and the bridges. We found that the yellow treated wood used on the picnic tables did not last as long as the old green treated wood. The request is to re-stain and seal the fence and bridges to extend their useful life. Bids were obtained from JAK Companies and Absolute Groundscape. A motion to accept the bid submitted by JAK to perform cleaning and staining all of the areas for a cost of \$3100 as opposed to \$5000. Motion to accept JAK bid was made by Armando Perez; Angelia Bentley seconded the motion. All were in favor and the motion carried. President Harris executed contract and provided to Manager to send over to contractor to approve.

Back Park Area

Per Director Perez, there is quite a bit of trash and dead trees along the tree line at soccer field at the back park. He and Director Goff were able to meet with Casey of Absolute Groundscape and obtain a quote to clear the area over along the soccer fields as well as remove several trees in the back park that are dying and beginning to fall over due to the severe heat. Bid submitted was \$6000 to remove and clear all debris that was discussed during the walk through. Members agree that quite a bit has been spent on trees but this needs to be done. A motion to accept the bid was made by Angelia Bentley and seconded by Armando Perez. All were in favor and the motion carried.

Water Fountain - Back Park

Angelia Bentley asked if the water fountain at the back park had been "unplugged" just prior to the July 4th event but now appears as though there is once again "sand in the fountain." She noted that at present, the Association has spent \$200 each of the three times that the fountain was unplugged. That was almost the cost of the fountain. Because the kids continue to pour sand down the fountain, she requested that the water be turned off.

NEW BUSINESS

Members Meeting - October 21st

President Harris reminded the board that the Annual Meeting was going to be held on October 21st at 1PM. Board members currently up for re-election are Armando Perez, Ken Clark and Kristen Rosas. Members were asked if they would like to be placed on the ballot for 2023 meeting. At present, only Armando Perez is willing to serve again.

NNO - National Night Out Event

Angelia Bentley reported that everything has been ordered for the NNO event. The only thing she needs to make a decision on is the movie to show the kids. Board members had several requests / options and she made decision at the meeting. She also reminded members that "she would need some volunteers."

Legal:

Account #22104144 was presented to the board to vote on approval to file a lawsuit for nonpayment of assessments. John Goff made a motion to proceed with action; motion was seconded by Greg Gillis. All were in favor and the motion carried. Second legal account presented was to file lawsuit on owner that has not cured violation. Account #22300204 was presented for review and vote. A motion to proceed was made by John Goff; Greg Gillis seconded the motion. All were in favor and the motion carried.

OPEN FORUM

None

NEXT MEETING IS SCHEDULED FOR SEPTEMBER 19, 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

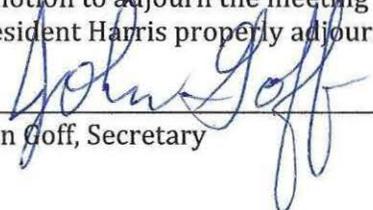
No business to discuss in Executive Session.

EXECUTIVE SESSION SUMMARY

No information to discuss in Executive Session.

ADJOURN

A motion to adjourn the meeting was made by John Goff; seconded by Greg Gillis at 8:33p.m.
President Harris properly adjourned the meeting at 8:33 p.m.



John Goff, Secretary



Date August 25, 2023