

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

**March 19, 2024**

**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 7:08 pm by President Mike Harris in person and via zoom. Other Board members in attendance were Angelia Bentley, John Goff, Charles Paschal, Gary Loverich and Juli Cash. Directors Greg Gillis attended via zoom and Linda Clarke via telephone. Also in attendance was Sterling Association Services Inc. representative Gina Keller, two homeowners were in attendance per the sign in sheet.

**Meeting Agenda**

President Harris inquired if any of the members had any items to add to the agenda. A discussion regarding the volleyball court was added to the agenda. A motion to approve the agenda with the addition 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 February 20, 2024 were approved by email vote on February 25, 2024.
2. The Board voted unanimously via email on March 2, 2024 to replace twenty-six (26) feet of wood fencing for \$1,500 and to remove a dead tree in the back park near the clubhouse for \$1,000.

**SECURITY REPORT**

Jonathan Rodriguez, contract deputy for Oakwood Glen was in attendance. He reported that during the month of February the stats as follows; - 67 contract checks, five (5) park checks, one (1) domestic prevention, two (2) meet the citizen, two (2) reported loss of property, one (1) suspicious person, five (5) traffic stops, three (3) welfare checks and one (1) DOA during the month.

**OLD BUSINESS**

***Treasurer's Report*** - Manager, Gina Keller presented the Treasurer's Report for the month ending February 29, 2024. Operating account had a total of \$623,047.03 of which \$99,994.94 was in the operating reserve fund. Reserve Fund account total \$304,541.55 is comprised of CIT Money Market account and CIT CDARs. Total cash on hand is \$927,588.58. Checks written for the month totaled \$24,844.17 from operating account, check from the reserve account totaled \$71,140.00 and debit card purchases in the amount of \$194.85. Total expenses for the month of February 2024 were \$96,179.02. Assessment collection percentages for 2021 are at 99%, 2022 are at 98.3%, 2023 are at 95.8% collected, current year 2024 is 77.3% collected to date. There are currently five (5) in house payment plans and six (6) payment plans with the attorney.

**Deed Restriction Committee Report**

Manager reported eighty-one (81) total violations during inspection between February – March meeting. Sixty-two (62) courtesy letters, sixteen (16) second letters, and one (1) fine certified letter and one (1) force mow were mailed out. Additionally, several homes on River Mill required force mows; Manager contacted off-site owners via email to advise they had a week to cure or the Association would take action to force mow and bill to their account.

**ACC Requests:** Manager reported two (2) ACC requests were submitted during the past month,

one (1) for exterior paint and one (1) for installation of a permanent basketball goal. Both requests were approved by the ACC.

### **Landscaping Update**

Typically, it would be time to plant spring flowers but Manager has not received any communication from Casey (Absolute Landscaping) that this needs to be done. Per President Harris, the current flowers are fall flowers that froze and are now blooming again. Manager called Casey after the meeting and he stated that the current flowers are the ones planted in fall and are doing very well. If and when there need to be flowers installed at the entrance, he will email. Also, Angelia Bentley reported she will start awarding the Yard of the Month in May and this will go through September. In October, Juli Cash will handle the Halloween decorating contest.

### **Update on Contracts:**

President Harris stated that there are a few contracts coming up for renewal. One of those is F.A.S.T. Pools, which expires in March. Manager contacted Kandise about this but has not received the contract. She requested that President Harris communicate to her that contract needs to be submitted. Absolute Groundscape contract expires on May 1<sup>st</sup>, 2024. Manager will contact Casey to request revised contract for May 1<sup>st</sup>, 2024 - April 30<sup>th</sup>, 2025. In addition, mosquito season is coming up, however after last meeting manager confirmed that two (2) year contract was executed last year. President Harris confirmed that the trucks were out last week to spray.

In addition, between meetings there was an issue with AT&T. Due to the change out of the old copper wiring and installation of fiber-optics, account numbers had to be changed at both the clubhouse and the pool. Technician stated that AT&T would likely not want the original modem returned to them however President Harris received two (2) calls about "an account" at collections. This turned out to be the AT&T account but was because when they sent him the form to return the modem via UPS, the "new" account number was placed on the pre-printed paperwork. Upon receipt of the modem, AT&T terminated the new account at the clubhouse.

### **Trash Issues at Front - Condo's**

President Harris inquired if any response had been received regarding one of the tenant's selling appliances at the Condo's. Manager stated she spoke to Joshua about this and he was supposed to go out and check the situation. President Harris will contact Nick Raddack with Commissioner Ramsey's office to see if he can assist on this matter. Manager is going to send a certified letter to the owner of the condo's letting her know that this is going on.

### **BY-LAW Committee**

Updated Bylaws will be sent to Manager to send to Legal.

### **Marquee Lighting**

President Harris contacted Robert with Donald's Electric and he may have a contact that can get him in touch with the right person at Centerpoint. This is not a priority at the moment but the Association would like to have new lighting installed at the marquee sign.

### **Fence Repair Issue**

Casey with Absolute Groundscape is working on repairing the fence. He is also going to powder coat and paint the current signs and get them in shape to reinstall once the fence has been completed.

### **Community Events - 2024**

Angelia Bentley is preparing for the Pool Party, which will be held on June 8<sup>th</sup>.

**Dead Tree**

The dead tree that was approved to be removed during action between meetings, has been removed.

**Legal Authorizations**

None

**Annual Meeting - Updated Date**

Previously it was noted in the minutes that the HOA Annual Meeting would be held on October 20<sup>th</sup> at 2PM, but October 20<sup>th</sup> is a Sunday. The meeting has been calendared for October 19<sup>th</sup> at 2PM. In order to try and have more attendance at the annual meeting, Juli Cash suggested that the Association might have a drawing for door prizes. Since Neighbors Night Out will not be held this year, additional monies are available for community events. Manager suggested purchasing a few Amazon gift cards.

**Volleyball Court - Concerns**

A homeowner wants to have regular volleyball "meets" at the back park and had requested that the Association turn off the water to the fountain as "it is breeding mosquitos"; Board will turn water off. Also, she inquired if the Association would invest in some additional sand for the court and if the Association had a rake to maintain the sand. Board will get some sand to install on the court; the Association does not have the type of rack that is required for the volleyball court. Manager will communicate this information to the homeowner.

**OPEN FORUM**

No owners in attendance.

**NEXT MEETING IS SCHEDULED FOR APRIL 16, 2024**

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 was made to move into executive session at 8:34PM.

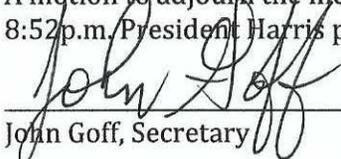
**EXECUTIVE SESSION SUMMARY**

*Board discussed an issue presented by Attorney about a foreclosed property. All members were opposed to the request. Motion was made by Angelia Bentley to deny the request; Juli Cash seconded. All were in favor of opposing this request; Manager will contact attorney and advise of the decision.*

*Manager also presented one deed restriction violation that was cured but owner is in noncompliance again. A motion to take action on this with legal was made, seconded and unanimously approved.*

**ADJOURN**

A motion to adjourn the meeting was made by John Goff and seconded by Charles Paschal at 8:52p.m. President Harris properly adjourned the meeting at 8:52 p.m.

  
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John Goff, Secretary

  
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Date