

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

**April 16, 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 April meeting was called to order at 7:13 pm by President Mike Harris in person and via zoom. Other Board members in attendance were Angelia Bentley, John Goff, Charles Paschal, Gary Loverich, Armando Perez and Juli Cash. Director Greg Gillis attended via zoom (which shut down because of electric issues in the community at about 7:35pm). Linda Clarke was not in attendance. Also in attendance was Sterling Association Services Inc. representative Gina Keller no homeowners attended in person, as per sign-in sheet.

**Meeting Agenda**

President Harris inquired if any of the members had any items to add to the agenda. There were no other items to add to the agenda. A motion to accept the agenda as written was made by Juli Cash; Armando Perez seconded the motion. All were in favor and the motion carried.

**Meeting Minutes Approval and Actions between Meetings**

1. Meeting minutes from March 19, 224 were approved by email vote on March 25, 2024.

**SECURITY REPORT**

Jonathan Rodriguez, contract deputy for Oakwood Glen was in attendance but forgot to bring the status with him to the meeting. He did note that he had arrested one (1) individual in the community for DUI. He also reported that the vehicle that had been stolen last month was recovered but he did not have the specific details. As per the stats from Sgt. Angstadt, for the month of March the following were reported in Oakwood Glen – 83 contacts, one (1) minor accident, one (1) alarm call, nine (9) park checks, sixty (60) contract checks, one (1) disturbance, two (2) domestic preventions, two (2) follow ups, one (1) suspicious person, three (3) unknown medical emergencies, one (1) stolen vehicle, one (1) suspicious vehicle and one (1) welfare check.

**OLD BUSINESS**

***Treasurer's Report*** - Manager, Gina Keller presented the Treasurer's Report for the month's ending March 31, 2024. Operating account had a total of \$629,835.99 of which \$100,672.23 was in the operating reserve fund. Reserve Fund account total \$308,002.40 which is comprised of CIT Money Market account and CIT CDARs. Total cash on hand is \$937,838.39. Checks written for the month totaled \$23,118.59 from operating account and debit card purchases in the amount of \$605.00. Total expenses for the month of March 2024 were \$23,721.29. Assessment collection percentages for 2021 are at 99%, 2022 are at 98.3%, 2023 are at 96.1% collected, current year 2024 is 82.9% collected to date. There are currently seven (7) in house payment plans and six (6) payment plans with the attorney.

**Deed Restriction Committee Report**

Manager reported forty-nine (49) total violations during inspection between March - April meeting. Eighteen (18) courtesy letters, twenty-seven (27) second letters, and seven (7) fine certified letters and one (1) force mow were mailed out. Sterling ASI received communication back from two (2) owners regarding their compliance letter.

**ACC Requests:** Manager reported two (2) ACC requests were submitted during the past month, one (1) for fence and one (1) for installation of a permanent basketball goal. Both requests were approved by the ACC.



### **Landscaping Update**

Angelia Bentley reported that she will begin awarding "Yard of the Month" in May. No updates on the flowers were provided at the time of the meeting but flowers at the entrances look very healthy.

### **Update on Contracts:**

Absolute Groundscape contract expires on May 1<sup>st</sup>, 2024; updated contract for period from May 1<sup>st</sup>, 2024 to April 30<sup>th</sup>, 2025 was provided in the packet. Also included was a letter from Casey Clark stating that due to costs, he would need to increase the contract price by \$66.85 per month / \$802.20 annually. A motion to accept the bid was made by Armando Perez; motion was seconded by Charles Paschal. All were in favor and the motion carried.

Association Insurance was secured for the period from April 15<sup>th</sup>, 2024 to April 14<sup>th</sup>, 2025. Price was under the budget and as per Treasurer, could be approved.

Alarm permit was also renewed and provided to President Mike Harris to hang in the clubhouse.

An updated contract was provided by Kandise of F.A.S.T. Pools. Contract price increased from \$36,336.00 to \$40,544.00. Manager stated that the increase was in cost of cleaning and chemicals. In 2023 - 2024 she billed \$10,800 annually for chemicals and cleaning; cost increased to \$14,400. Price for lifeguards went from \$25,536 to \$26,144. A motion to accept the pool contract was made by Angelia Bentley; motion was seconded by Gary Loverich. All were in favor and the motion carried.

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

President Harris inquired if manager had any communication with the Health Department about the Oakwood Glen Condos at the front of the community. She stated that no calls had been returned regarding this matter. President Harris did have communication from Nick Raddick, who did send someone out to the property. The property was cited for trash, weeds and grass and they attempted to find who was selling the appliances. Manager will see about contacting the Texas Comptroller as they are selling appliances, likely for cash, which they may not be reporting.

### **BY-LAW Committee**

Bylaws were sent to the attorney for review. He noted that the "policies" that were added to the bylaws would not be able to be added as policies can change. Offer to revise the bylaws and amend the items that need to be amended for \$990. Changes and modifications to the document can be made by the board as it will be sent to manager in "draft" form. As long as the required changes do not take longer than 1-2 hours, there should be no added charge for amending the current bylaws. A motion to approve the bid was made by Gary Loverich; Angelia Bentley seconded the motion. All were in favor and the motion carried. Manager will communicate to attorney to proceed with amending the document.

### **Marquee Lighting**

President Harris is still waiting to speak with someone from CenterPoint to see if electric can be run. Adding more solar lights is not the option board wants at this time unless there is no way to have power run to the cul-de-sac where marquee board is installed. Due to issue with opening the sign and the weight of same, Gary Loverich offered to assist Armando Perez with changing out the information.

### **Fence Repair Issue**

Casey with Absolute Groundscape has a small section of the fence that requires completion. This

will be done once the sign has been powder coated to reinstall on the fence.

#### **Community Events - 2024**

Angelia Bentley reported that she has everything ordered and ready for the pool party. Volunteers are still needed for this event if anyone is interested.

#### **Legal Authorizations**

None

#### **OPEN FORUM**

Multiple homeowners were in attendance at the meeting to discuss the Association assessments. Many believe the assessments are too high for the community. Board members provided information on where and how some of the communities that they called out as being "cheaper" than Oakwood Glen were able to charge less. Some do not have the amenities that Oakwood Glen has, others have assistance with their security and some of the neighborhoods have two to three times the number of homes to split the operational expenses with. Residents in attendance had some good ideas and several reported that this will not be the last meeting they attend.

#### **NEXT MEETING IS SCHEDULED FOR MAY 21<sup>ST</sup>, 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**

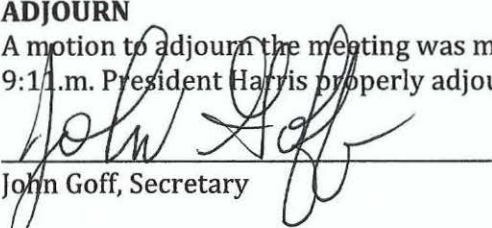
President Harris asked if there were any items for discussion in executive session at 8:34PM. Since there were no matters to discuss in executive session board allowed for added time for homeowners in attendance to ask questions.

#### **EXECUTIVE SESSION SUMMARY**

No executive session was held.

#### **ADJOURN**

A motion to adjourn the meeting was made by Angelia Bentley and seconded by Gary Loverich at 9:11 p.m. President Harris properly adjourned the meeting at 9:11 p.m.

  
\_\_\_\_\_  
John Goff, Secretary

  
\_\_\_\_\_  
Date