

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

August 17, 2021

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 7:00 pm by President Mike Harris in person; technical difficulties prevented the use of the zoom. Other Board members in attendance were Angelia Bentley, John Goff, Armando Perez, Kristen Ricketts and Linda Clarke (via phone). Directors Greg Gillis, Ken Clark and Juli Cash were not in attendance. Also in attendance was Sterling Association Services Inc. representative Gina Keller; 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. There were no requests for additions. A motion to accept the agenda as posted was made by Kristen Ricketts and seconded by Angelia Bentley. All were in favor and the motion carried.

Meeting Minutes Approval and Actions between Meetings

1. Meeting minutes from July 20, 2021 Board Meeting were approved by email vote on August 01, 2021.

SECURITY REPORT

Security Coordinator John Goff was in attendance; no security report had been sent. Members provided updates of issues that have occurred over the past week in the neighborhood. In one day, two separate vehicles were broken into. Specifics about each incident were discussed.

OLD BUSINESS

Treasurer's Report - Manager, Gina Keller presented the Treasurer's Report for the month ending July 31, 2021. Operating account had a total of \$444,052.42 of which \$50,414.99 was in the operating reserve fund. Reserve Fund account totals \$295,950.29 which is comprised of New First Money Market and Woodforest Bank C.D. Total cash on hand is \$740,002.71. Checks written for the month totaled \$36,601.22 of which \$26,976.93 was from operating, debit card purchases in the amount of \$793.29 and \$3,831.00 was out of reserve fund. Assessment collection percentages for 2019 are at 98.6%, 2020 are at 98.1% and 2021 are at 95.4%.

Manager reported that there are ten (10) in house payment plans, six (6) accounts at the attorney that have executed a payment plans at the attorney. One of the accounts "in house" just submitted final payment this week.

Deed Restriction Committee Report

D/R Summary -92 letters were issued for the month of June as follows: (37) courtesy letters, (7) second letters and one (1) force mows were sent out.

Architectural Review (ARC): - Greg Gillis was not in attendance. Per President Harris, two requests were submitted between meetings. One request was for roof replacement and was approved; second request was for driveway extension was denied.

Landscaping Committee Report - Angelia Bentley reported that the "Yard of the Month" for July was selected from Phibes Trail. The homeowner was extremely excited to be selected. Signage for the Halloween yards was ordered and is ready to be picked. Manager will bring to next meeting.

2013 Review: Manager will contact Xixi at Canady & Canady to see if they've been able to incorporate the information provided to them by Linda Clarke for the 2013 review.

Updates on Light Fixtures – The last 4 LED light fixtures have still not been installed in the office. Project will be completed when electrician has recovered from illness and can work full days.

Trees/Fence Removal at Front Park – Project has been completed by Casey with Absolute Groundscape.

Updated Bridge Bids

Bid to replace the bridges was awarded to Casey Clark with Absolute Groundscape. He just completed the project at the entrance of the community and plans to provide President Harris with an approximate date that they will begin working on the bridges. President Harris reported that they had pumped out the water in order to begin the project, just before it rained today.

AED in Clubhouse

As approved in July's meeting, a second AED was ordered for the clubhouse. It was received and has been mounted to the wall on the clubhouse for emergency use only.

Christmas Décor – Update

President Harris inquired if there were any bids for the installation of Christmas décor. Angelia Bentley reminded the Board that Juli Cash would be looking at bids after her wedding date. She should have bids for the September meeting.

License Plate Readers – Flock Security

President Harris has attended the last three MUD meetings in hopes that they might be willing to provide a contribution or some sort of financial assistance in order for the Association to install the license plate reader cameras. President Harris recently heard from another board President in a contiguous neighborhood that was also working on the installation of the license plate readers. At present, they have decided to table this discussion as they are working on other more important projects.

The Board members in attendance all provided their thoughts on whether they would be "in favor" of the installation of the cameras. Unless the Association can get assistance from the MUD, there are not enough funds in the budget to support the license plate readers. Flock Security is supposed to provide a bid to the management company if there are multiple communities interested in the installation of the cameras in their neighborhoods that would discount the costs.

NEW BUSINESS

LED Lighting – Street Lights – President Harris emailed Manager, Gina Keller, information from a Board President who had recently been working with CenterPoint to get their street lights converted to LED. President Harris sent the information of a contact person at CenterPoint to manager, who composed an email inquiring if the Association could pursue the change out of the current lights. Information was provided about the LED Street Light Conversion Program. The board reviewed the email that explains the costs associated in the conversion. In order to see what the cost associated with the change out would be the agreement in the packet must be signed, and be sent back with invoices that include the ESID numbers of the Association's lighting to obtain cost

associated with the project. A motion to move forward with this project was made by Armando Perez. John Goff seconded the motion. All were in favor and the motion carried.

2022 Assessments

President Harris noted that per the governing documents Oakwood Glen is only permitted to increase the assessments by 3% maximum per year without a community vote. As the CPI (Consumer Price Index) for 2021 has already increased by three times as much as the 3%, President Harris inquired if he could get a motion to approve a 3% increase to the 2022 assessments. The motion was made by Angelia Bentley and seconded by John Goff. All were in favor and the motion carried.

Candidates - October Annual Meeting

The Annual Meeting has been scheduled for Saturday, October 23rd, 2021 at 2PM at the clubhouse. The members whose terms will expire this year are Mike Harris, John Goff and Juli Cash. Both President Harris and Director Cash have agreed to run for another term. In the meeting this evening Director Goff stated that he would also run for another term. Manager will send out the board solicitation information in September as noted in prior meeting minutes.

Reserve Study

In July meeting, board requested Manager provide cost for an updated reserve study. Given prices of everything have gone up and the last reserve study was performed in 2018 a request was submitted to Reserve Advisors. Cost to perform the updated survey of the current study is \$2,650. A motion to proceed with the updated study was made by Armando Perez and seconded by Angelia Bentley. All were in favor and the motion carried. The deposit check in the amount of 50% down (\$1,325) will be submitted next week.

87th Legislative Changes - ACC Policy

Attached to the packet today was the ACC policy which was drawn up by Holt & Young with the majority of the items requested by the board included in the policy. President Harris summarized the policy as it's written. Armando Perez motioned that the policy be accepted; the motion was seconded by Angelia Bentley. All were in favor and the motion carried. The policy includes the DRACC (Designated Representative of the Architectural Control Committee) who the ACC will submit monthly reports to for board meetings.

Action to Appoint ACC Members

The Board members discussed the new requirement to appoint Architectural Members to the ACC Committee that currently do not serve as board members. The three homeowners that have agreed to serve on the newly appointed ACC are Jack Ennarelli, Martha Buckner and Bobby Williams. A motion to appoint the above three candidates to the ACC Committee beginning on September 1, 2021 was made by Angelia Bentley. The motion was seconded by Kristen Ricketts. All were in favor and the motion carried. In addition, the motion included appointing Greg Gillis as the DRACC and Ken Clark as the Alternate DRACC.

Legal Action

Account #22005155 was submitted with backup to proceed with obtaining judgement and judicial foreclosure. A motion to approve the action was made by John Goff and seconded by Kristen Ricketts. All were in favor and the motion carried.

NEXT MEETING IS SCHEDULED FOR SEPTEMBER 21, 2021

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

MOTION TO MOVE INTO AND OUT OF EXECUTIVE SESSION

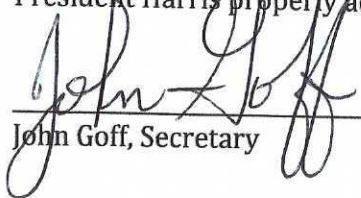
Motion made to move into Executive Session at 8:29pm.

EXECUTIVE SESSION SUMMARY

Board reviewed attorney status report. No additional information was discussed in executive session.

ADJOURN

President Harris properly adjourned the meeting at 8:30p.m.



John Goff, Secretary

8-27-2021
Date