

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

September 19th, 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 September meeting was called to order at 7:12 pm by President Mike Harris in person; zoom would not connect. Other Board members in attendance were John Goff, Angelia Bentley and Armando Perez in person; Linda Clarke and Juli Cash were in attendance via telephone. Directors Greg Gillis, 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 Armando Perez. The motion was seconded by Angelia Bentley. All were in favor and the motion carried.

Meeting Minutes Approval and Actions between Meetings

1. Meeting minutes from August 15, 2023 were approved by email vote on August 24th, 2023.
2. On September 8th, President Harris authorized spending \$1,600 to replace the controller on the pool skimming pump at the pool as an emergency repair.

SECURITY REPORT

Jonathan Rodriguez, contract deputy for Oakwood Glen was not in attendance. As per the report submitted by Sergeant Angstadt via email, Deputy Rodriguez stats as follows; - one (1) family assault, 127 contract checks, one (1) family disturbance, one (1) disturbance – loud noise, four (4) illegally parked vehicles, one (1) meet the citizen, one (1) road rage, one (1) suspicious person, seven (7) traffic stops and three (3) welfare checks.

OLD BUSINESS

Treasurer's Report - Manager, Gina Keller presented the Treasurer's Report for the month ending August 31st, 2023. Operating account had a total of \$512,049.13 of which \$92,943.11 was in the operating reserve fund. Reserve Fund account total \$326,066.23 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 \$27,052.68 from operating account, \$2,412.50 from the reserve account in expenses account and \$672.95 in debit card purchases. Total expenses for the month of August 2023 were \$30,138.13. Assessment collection percentages for 2020 are at 99.6%, 2021 are at 99%, 2022 are at 97.5% collected and current year 2023 are at 93.5% collected to date.

Manager noted that there were four (4) owners who are on payment plans in house. There are also currently six (6) 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 ACC's were submitted for a generator and request submitted today for a patio and patio cover.

Landscaping Update

Angelia Bentley reported that the Yard of the Month for August has been awarded to an owner on

Falling Waters. Final Yard of the Month will be awarded at the beginning of October. Juli Cash will be sending out information on the Halloween Decorating contest so owners can submit something if they want their house / yard to be considered. Manager will get the prizes (gift cards) and bring those to the October regular meeting.

Update on Contracts:

Security – Sheriff's Contract expired on September 30th, 2023. New contract was dropped off at President Harris' house around 9/13/2023. Due to the fact that the contract must be paid a month in advance by the 15th of each month, contract was signed and sent back to the contract Sergeant Angstadt and Yadira at their office to be approved by county commissioners. Contract increased to \$81,400. A motion to approve the contract was made by Angelia Bentley; motion was seconded by John Goff. All were in favor and the motion carried.

Trash Issues at Front – Exxon / Condo's

No additional information has been provided regarding the Condo's. Manager will contact Scott at Heath Department to see if they are still monitoring this property.

BY-LAW Committee

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

Special Meeting – Final Call

The Association is going to notice the meeting for the same day as the Annual meeting (October 21st, 2023). This will be the final opportunity for any owners to get their ballots turned in. Meeting will occur directly after the annual. At present, the Association will need to collect 115 additional ballots for Manager to count the votes. If the 115 ballots cannot be collected, the motion to increase assessments to 5% to fund the Flock cameras at each entrance will die on the floor.

In addition, no budget can be approved until the Special Meeting is called and outcome of the same has been announced. For this reason, President Harris will have to call a second Special Meeting, to be held immediately after results of the Special Assessment meeting in order to approve the final budget. Budget must be approved in October at annual meeting.

Update on Small Claims Court

Manager received response from legal that owner whose son hit the monument sign cannot be located. Address we had for them, is no longer valid. Legal can run a "skip trace" to see if they can be found but it is unlikely that they will attend any hearings in small claims court and the Association will be funding this effort. Manager recommends that this be dropped at this time. A motion to cease proceeding with the matter was made by Armando Perez; Angelia Bentley seconded the motion. All were in favor and the motion carried.

Re-staining Bridges and Fence

President Harris confirmed that this work has been completed by JAK.

Back Park Area

President Harris reported that the trees have all been removed; Casey reported that there are some additional trees that may need to be removed later due to the extreme heat this year.

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. Notice and ballot will be sent out next week.

NNO – National Night Out Event

Angelia Bentley reported that everything has been ordered for the NNO event. They will have hot dogs, popcorn, drinks and the movie. The movie selected is the Explorers.

Financial Review -2022

Association is awaiting the draft of the 2022 Financial Review. Manager believes this should be emailed to her in the next week or so. Once received, it will be sent to Treasurer for review and added to the next board packet.

NEW BUSINESS

Pool Decking – Replacement

President Harris reported that the cool decking at the pool is scheduled to be replaced, per the reserve study, next year. At this time, it does require some additional work as a section of the ground beneath the decking is beginning to sink. Manager will begin requesting bids for the project.

OPEN FORUM

None

NEXT MEETING IS SCHEDULED FOR OCTOBER 17TH, 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

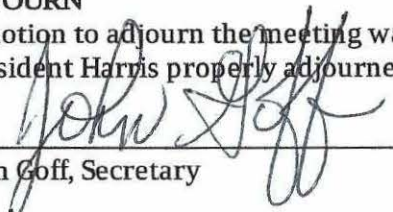
No business to discuss in Executive Session.

EXECUTIVE SESSION SUMMARY

No information to discuss in Executive Session.

ADJOURN

A motion to adjourn the meeting was made by Armando Perez; seconded by John Goff at 8:18p.m. President Harris properly adjourned the meeting at 8:19 p.m.



John Goff, Secretary

Oct. 6, 2023

Date