

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

**January 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 January meeting was called to order at 7:13 pm by President Mike Harris in person; zoom would not connect. Other Board members in attendance were John Goff, Angelia Bentley, Armando Perez, Charles Paschal in person; Linda Clarke was in attendance via telephone. Directors Greg Gillis, Juli Cash and Gary Loverich 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 November 21, 2023 were approved by email vote on December 5, 2023.

**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; - 90 contract checks, one (1) domestic disturbance, three (3) meet the citizen, one (1) visit to park, one (1) suspicious person, one (1) unknown medical emergency, one (1) vehicle stickered and seventeen (17) traffic stops during the month of October.

**OLD BUSINESS**

***Treasurer's Report*** - Manager, Gina Keller presented the Treasurer's Report for the month ending November 30, 2023. Operating account had a total of \$477,158.75 of which \$97,600.84 was in the operating reserve fund. Reserve Fund account total \$342,253.46 which is comprised of CIT Money Market account and CIT CDARs. Total cash on hand is \$819,412.21. Checks written for the month totaled \$20,144.31 from operating account, and \$789.78 in debit card purchases. Total expenses for the month of November 2023 were \$20,934.09. Assessment collection percentages for 2020 are at 99.7%, 2021 are at 99%, 2022 are at 97.7% collected and current year 2023 are at 94.3% collected to date.

Manager reported that she spoke to Asia Chaney with Canady & Canady, who stated she had sent "bound copies" of the final audit to Gina Keller at Sterling. No copies were received; Gina asked that they resend the copies to the Kingwood office. A copy of the final review will be uploaded to the portal and copies will be distributed at next meeting.

**Deed Restriction Committee Report**

Manager reported eighteen (18) total violations in December; inspection will be done later this week. Six (6) courtesy letters, eleven (11) second letters, and one (1) fine certified letters were mailed out. One (1) homeowner made contact about their violations.

**ACC Requests:** Manager reported three (3) ACC's were submitted during the month. One was for "deaf child" sign, one was for paint and one for driveway. All were approved.

**Landscaping Update**

Angelia Bentley had nothing to report on landscaping since there is a freeze and YOM has not started.

**Update on Contracts:**

President Harris inquired if there were any contracts that the Board would be interested in bidding out. At this time, none of the contracts are expiring. Board did not want to bid any out at this time.

**Trash Issues at Front - Exxon /Condo's**

President Harris noticed that one of the owner / tenants at the Condo's is selling appliances out front. This was reported to the Health Department and Scott stated he would send an inspector out. No follow-up information was received from county. Manager will contact Health Department.

**BY-LAW Committee**

Topic will remain tabled until 2024.

**Pool Decking - Replacement**

Currently the pool deck has been removed completely. All coping and tiles were replaced as coping began cracking as soon as they started to dig up concrete. Adrien Kruger of JAK stated that once the weather warmed up and no rain was in the forecast, they would be pouring the concrete. It will need to sit for at least fifteen days. They will then fill up the pool and maintain for a couple of weeks. Cool deck will be sprayed after pool has been filled. Discussions about calculations of the amount of water used to fill up pool were had to ensure proper credit is received for water to fill up pool. President Harris stated that he believes they will have to use the irrigation meter to fill up the pool.

**Christmas Party**

Angelia Bentley reported that the Christmas Party was a big success this year. Big Wagon stayed late and forty (40) pizzas were ordered and none had to be taken home. There was no additional cocoa either. Armando Perez suggested purchasing additional cocoa for next year.

**Director Training Class**

CAI Services will be hosting the next Board Training class at Oakwood Glen on February 10, 2024 from 9am - 2pm. Continental breakfast begins at 8:45am. List of Directors who will attend the event is needed so Manager can get them registered for the event.

**NEW BUSINESS**

**Marquee Lighting**

President Harris inquired what the members thoughts were about adding some lighting to the marquee. He has asked Manager to get with CenterPoint to see if they will allow the Association to connect to the street light. If they will, Manager will get a bid for this and submit to board. If not, President Harris suggested purchase of new lights. We will see what CenterPoint says about this matter.

**Community Events - 2024**

At this time, President Harris inquired if Angelia Bentley would like to schedule the events for 2024. She noted that she will be out of town most of May but suggested that the "Pool Opening" be scheduled for June 2<sup>nd</sup>, when all kids will be out of school. Fourth of July party will occur on July 4<sup>th</sup>. Annual meeting was scheduled for October 20<sup>th</sup>, 2024. Christmas Party will be held on December 7<sup>th</sup>. Given the amount of money spent on the Neighbors Night Out event and the ongoing lack of participation, this event will not be held in 2024.

### **Legal Authorizations**

Accounts submitted to proceed with lawsuit were #22301894, #22301902 and #22301903. Charles Paschal motioned to proceed with all three; motion was seconded by John Goff. All were in favor and motion carried. President Harris signed all authorizations and gave to Manager to send to Holt Tollett.

### **Marquee Duties**

President Harris inquired if any of the members would be able to take over changing out the letters on the marquee. Armando Perez stated that if nobody else would do that, he would be willing to take over this responsibility.

### **OPEN FORUM**

Owners present wanted to discuss the house beside them. They believe the owner of this property is running an Airbnb and have had some serious concerns regarding some of the behavior of those who rent. Manager will send letter to new owner that states "no business is permitted in Oakwood Glen" first thing in the a.m.

### **NEXT MEETING IS SCHEDULED FOR FEBRUARY 20, 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**

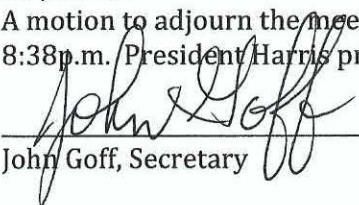
*No business to discuss in Executive Session.*

### **EXECUTIVE SESSION SUMMARY**

No information to discuss in Executive Session.

### **ADJOURN**

A motion to adjourn the meeting was made by Armando Perez and seconded by John Goff at 8:38 p.m. President Harris properly adjourned the meeting at 8:39 p.m.

  
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John Goff, Secretary

1-21-2024  
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Date