

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

February 20, 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 7:13 pm by President Mike Harris in person; zoom would not connect. Other Board members in attendance were Angelia Bentley, Armando Perez, Charles Paschal, Gary Loverich and Juli Cash. Directors Greg Gillis, Linda Clarke and John Goff were not in attendance. Also in attendance was Sterling Association Services Inc. representative Gina Keller no homeowners attended in person.

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 Juli Cash. All were in favor and the motion carried.

Meeting Minutes Approval and Actions between Meetings

1. Meeting minutes from January 16, 2024 were approved by email vote on January 21, 2024.

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; - 70 contract checks, five (5) park checks, one (1) firework disturbance, three (3) meet the citizen, three (3) mental health calls, one (1) terroristic threat, one (1) traffic hazard, one (1) vehicle abandoned, one (1) suspicious vehicle, one (1) vehicle stickered and eighteen (18) traffic stops during the month of January.

OLD BUSINESS

Treasurer's Report - Manager, Gina Keller presented the Treasurer's Report for the month's ending December 31st, 2023 and January 31st, 2024. As per statement of January 2024 -Operating account had a total of \$677,261.34 of which \$99,318.15 was in the operating reserve fund. Reserve Fund account total \$297,225.56 which is comprised of CIT Money Market account and CIT CDARs. Total cash on hand is \$974,486.90. Checks written for the month totaled \$20,144.31 from operating account, and no debit card purchases. Total expenses for the month of January 2024 were \$20,144.31. Assessment collection percentages for 2021 are at 99%, 2022 are at 98.2, 2023 are at 95.4% collected, current year 2024 is 68.4% collected to date.

Bound copies of Financial Review for 2022 from Canady & Canady were distributed to the members in attendance. President Harris took copies of the review for Linda Clarke, John Goff and Greg Gillis. In addition, there was a surplus noted in the preliminary reports for December 2023. As per the request of Treasurer, Linda Clarke, \$75K needs to be moved from the operating account into the reserve account. A motion to move \$75K to the reserve fund was made by Angelia Bentley; motion was seconded by Armando Perez. All were in favor and the motion carried. Upon completion "final" reports for December 2023, any additional monies over the \$75K that was a surplus will also need to be reallocated to the reserve fund.

Deed Restriction Committee Report

Manager reported forty-one (41) total violations in January; inspection for February 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 one (1) ACC request was approved during the past month for a sidewalk extension / modification.

Landscaping Update

Angelia Bentley inquired who would be handling the "installation of flowers" now that Kristen Ricketts is no longer on the Board. Manager stated that she is always copied when Casey wants to install fall / spring or summer flowers and will take care of this moving forward. Angelia reported that Yard of the Month will begin in May. She is going to change the streets but will put the information out on Facebook prior to awarding the YOM.

Update on Contracts:

President Harris stated that there are contracts coming up for renewal. One of those is F.A.S.T. Pools, which expires in March. The manager will contact Kandise to get a revised contract for 2024. In addition, mosquito season is coming up and Excalibur needs to be contacted to ensure that contract was signed through 2025.

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 on the following day, they tagged them. As there are still appliances out front, the Manager is going to submit a report with photos to HCPH.

BY-LAW Committee

Topic will remain tabled until 2024. Updated Bylaws will be sent to Manager to send to Legal.

Pool Decking – Replacement

Currently the pool deck has been completed. JAK is balancing the chemicals in the pool for two weeks and then will turn back over to F.A.S.T. Pools to handle.

Director Training Class

CAI Services hosted a Board Training class at Oakwood Glen on February 10, 2024 from 9am – 4pm. Directors in attendance noted that the class was useful. The manager will advise the attorney on some of the issues that were discussed.

NEW BUSINESS

Marquee Lighting

President Harris reported that electric cannot be run from the streetlights or any owner's electric to the median where marquee sign is located. Gary Loverich inquired if there was an issue with using solar lighting. President Harris stated that bids would be obtained.

Fence Repair Issue

President Harris reported that a section of the fence, located at Five Forks by the storage area is falling down. There are approximately 25 +/- feet of fence that will need to be replaced. He has asked both Casey (Absolute Groundscape) and Adrien (JAK Companies) to provide a bid for this project.

Community Events - 2024

Angelia Bentley reported that the date of the pool party would need to be changed to June 1st, 2024. Juli Cash stated that that is graduation day for Klein ISD, which will be held at NRG and therefore there will not be a "limit" on tickets. The suggestion was to change the pool party to June 8th.

Legal Authorizations

None.

OPEN FORUM

No owners in attendance.

NEXT MEETING IS SCHEDULED FOR MARCH 19, 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

Board discussed deed restriction matter in executive session.

ADJOURN

A motion to adjourn the meeting was made by Angelia Bentley and seconded by Juli Cash at 8:40 p.m. President Harris properly adjourned the meeting at 8:43 p.m.



John Goff, Secretary

26 Feb 2024
Date