

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

**May 21, 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 May meeting was called to order at 7:05 pm by President Mike Harris in person and via zoom. Other Board members in attendance were John Goff, Gary Loverich and Armando Perez in person. Directors Greg Gillis, Angelia Bentley and Charles Paschal attended via zoom. Linda Clarke attended via telephone. Juli Cash was not in attendance. Also in attendance was Sterling Association Services Inc. representative Gina Keller and 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 Armando Perez; John Goff seconded the motion. All were in favor and the motion carried.

**Meeting Minutes Approval and Actions between Meetings**

1. Meeting minutes from April 16, 2024 were approved by email vote on April 24, 2024.
2. On May 17, 2024 after storms, a tree was down in the park. Mike Harris directed Casey Clark of Absolute Groundscape to remove the tree for a cost of \$1500.

**SECURITY REPORT**

Jonathan Rodriguez, contract deputy for Oakwood Glen was not in attendance. Stats were emailed to Manager by Sgt. Angstadt as follows: three (3) park checks, fifty-six (56) contract checks, one (1) family disturbance, two (2) mental health calls, three (3) traffic stops, two (2) suspicious persons and one (1) welfare check.

**OLD BUSINESS**

***Treasurer's Report*** - Manager, Gina Keller presented the Treasurer's Report for the month ending April 30, 2024. Operating account had a total of \$627,930.89 of which \$101,349.59 was in the operating reserve fund. Reserve Fund account total \$316,269.76 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 \$23,435.04 from operating account and debit card purchases in the amount of \$1,049.00 Total expenses for the month of April 2024 were \$24,484.04. Assessment collection percentages for 2021 are at 99%, 2022 are at 98.3%, 2023 are at 96.3% collected, current year 2024 is 87.6% collected to date. After email went out notifying owners to enter into payment plans, Sterling ASI received twenty one (21) calls from owners who wanted to get on payment plans, four (4) contacts that payment in full would be made immediately, six (6) owners are currently on payment plans in house and five (5) are on payment plans at the attorney's office.

**Deed Restriction Committee Report**

Manager reported ninety five (95) total violations during inspection performed between April-May meetings. Seventy-six (76) courtesy letters, eleven (11) second letters, and seven (7) fine certified letter and one (1) force mow were mailed out.. Sterling ASI received communication back from one (1) owners regarding their compliance letter.

**ACC Requests:** Manager reported one (1) ACC request submitted during the past month one (1) for fence on Ten Curves. Request was approved by the ACC.

**Landscaping Update**

Angelia Bentley reported that she will begin awarding "Yard of the Month" in May; she will award at

the end of the month. President Harris suggested possibly adding rock or zero-scaping the entrances to save money on flower change outs. Manager reported change-outs occur three (3) times per year at a cost of approximately \$175.00 each. Board will discuss this matter further and possibly get some mockups of what could be done.

#### **Update on Contracts:**

There were no contracts up for renewal but board discussed adding an additional spray for mosquito control during the remainder of May and all of June to try and get rid of some of the mosquitos due to severe rains in the past few months. A motion to proceed with this was made by Charles Paschal; Angelia Bentley seconded the motion. All were in favor and motion carried. Manager will contact Excalibur about this.

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

President Harris received emails from Health Department and Nick Raddick that owner of the Condo's had been sent letters regarding the appliances being sold as well as all of the trash around the individual units. They advised that because owner may not pick up the certified notice, they would be running an ad in the Chronicle. Owner can be charged with both civil and criminal charges for these violations.

#### **BY-LAW Committee**

Manger advised Holt Tollett partner, Luke Tollett that Board authorized revision of the bylaws. He will be preparing and sending to Association to review once completed.

#### **Marquee Lighting**

President Harris is still waiting to speak with someone from CenterPoint to see if electric can be run. Nobody has contacted him yet. Manager inquired if he would like her contact that assisted the Association with installation of the LED street lights.

#### **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.

#### **Pool Party June 8<sup>th</sup>, 2024**

Angelia Bentley reported that she has everything ordered and ready for the pool party. She will need cup, syrup and some ice for snow cones. Gary Loverich stated that he could provide ice at no cost to the Association and would get two – three coolers full for the event. Volunteers are still needed for this event if anyone is interested. Event will be held from noon to 4:00PM. Volunteers should be there around 11am.

#### **New Business**

President Harris stated that they needed to get officers and the firetruck for the July 4<sup>th</sup> parade. He will contact Sgt. Angstadt; John Goff will call about getting the fire truck out. The people will gather at 9am and parade will begin at 9:30am. If Juli Cash is unable to find someone to perform ceremony to retire flag; board suggested that Tim Hains from Phibes Trail might be able to get a scout to assist in this.

#### **Discussion about Speed Limit Revision**

President Harris contacted the County about lowering the speed limit in Oakwood Glen from 30MPH to 20MPH. This will take 51% of the community to approve before they will consider. Manager

suggested having forms to sign at table during upcoming events. Board would like to find out if homeowners want the speed limit to be lowered.

**Legal Authorizations**

None

**Accounts To Collections**

All necessary notices have been sent out to homeowners as per Texas State Legislation and fine certified 209 notices have expired. Discussion was held about sending any owner that is not at attorney or on payment plan and owes over \$700 to legal. Additional accounts will be sent to legal as legal fees from the first group are recovered. A motion to proceed with this action was made by Armando Perez; motion was seconded by John Goff. All were in favor and the motion carried. Manager will put all that are working to "setup" payment plans on hold until next month to see if they have completed this.

**OPEN FORUM**

Multiple homeowners were in attendance at the meeting. Discussions were about how to obtain pool key fobs. President Harris stated that Greg Gillis does go to the pool area on weekends; sometimes on Saturday and sometime on Sunday to pass out key fobs. He will be there this coming Saturday from 11am - 12pm. Greg Gillis added that he typically sets up at the pool on one of the days during the weekend to pass out key fobs.

**NEXT MEETING IS SCHEDULED FOR JUNE 18TH, 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**

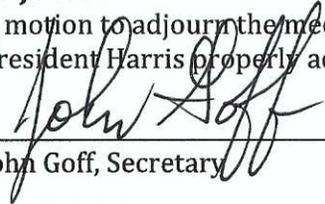
Motion was made to move into executive session at 8:14PM. There were not matters / issues to discuss in executive session.

**EXECUTIVE SESSION SUMMARY**

No executive session was held.

**ADJOURN**

A motion to adjourn the meeting was made by Gary Loverich and seconded by John Goff at 8:14p.m. President Harris properly adjourned the meeting at 8:15 p.m.

  
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John Goff, Secretary

  
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Date