

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

**September 17, 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 September meeting was called to order at 7:03 pm by President Mike Harris in person and via zoom. Other Board members in attendance were Angelia Bentley, John Goff and Armando Perez in person. Directors Greg Gillis, Juli Cash, Charles Paschal attended via zoom. Directors Gary Loverich and Linda Clarke were 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. No members needed to add items to the agenda. A motion to accept the agenda as written was made by Angelia Bentley; Armando Perez seconded the motion. All were in favor and the motion carried.

**Meeting Minutes Approval and Actions between Meetings**

1. Meeting minutes from August 20, 2024 were approved by email vote on September 4, 2024.

**SECURITY REPORT**

Jonathan Rodriguez, contract deputy for Oakwood Glen was not in attendance. Sergeant Cox attended in his place. Stats were not emailed to the manager however, Sergeant Cox retrieved those from his vehicle. Incidents reported as follows by Manager: two (2) aggressive animals, one (1) arson fire, one (1) assault family, one (1) park check, one-hundred and five (105) contract checks, one (1) disturbance – other, one (1) domestic prevent, one (1) theft – other, six (6) traffic initiatives, seventeen (17) traffic stops, one (1) vehicle abandoned, two (2) suspicious vehicles and one (1) welfare check.

**OLD BUSINESS**

***Treasurer's Report*** - Manager, Gina Keller presented the Treasurer's Report for the month's ending August 31<sup>st</sup>, 2024. Operating account had a total of \$496,895.16 of which \$104,056.88 was in the operating reserve fund and money market account. Reserve Fund account total \$330,127.32 which is comprised of CIT Money Market account and CIT CDARs. Total cash on hand is \$827,022.48. Checks written for the month totaled \$20,439.08 from operating account; there were no reserve or debit card expenses in August. Total expenses for the month of July 2024 were \$20,439.16. Assessment collection percentages for 2021 are at 99%, 2022 are at 98.3%, 2023 are at 97% collected, current year 2024 is 91.8% collected to date. At present there are currently eight (8) owners who are on in-house payment plans, three (3) owners are currently on payment plans at the attorney's office and three (3) owners paid in full upon receipt of first demand letter.

**Deed Restriction Committee Report**

Manager reported that inspector that was inspecting Oakwood Glen is no longer with Sterling ASI. Manager and Administrative Assistant will perform the inspection on Wednesday. Upon performing inspection, compliance report will be emailed.

**ACC Requests:** Manager reported only four (4) ACC request submitted during the past month as follows – River Mill for gutters, River Mill for a roof, Sandy Knolls for fence and Windy Point for siding. All requests were approved,

**Landscaping Update**

Angelia Bentley reported that "Yard of the Month" was awarded to an owner on Sandy Knolls.

Juli Cash reminded members about the Halloween decorating contest. Manager will obtain gift cards before the next meeting. Manager also asked Juli to send a flyer with RSVP information if any owners wanted their house to be considered for the contest. She will be judging on October 25<sup>th</sup> and 26<sup>th</sup>.

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

President Harris stated that no contracts are up for renewal at this time.

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

President Harris stated that the condo's have been "cleaned up" a little bit. Also, cameras have been installed on the property. Manager is trying to find out about possible lawsuit that has been filed against owner of condos.

#### **Fence Repair Issue**

Fence replacement has been completed and sign "Oakwood Glen" has been installed.

#### **Playground Equipment**

Playground equipment installed after the storm was missing one of the "yellow toppers." When this was brought to manager's attention, she contacted McKenna Construction. She was told that they had ordered the part, upon realizing it was not sent and once it arrived it would be replaced at "no cost." President Harris also suggested that the playground needed to be inspected again after the repairs if board agreed. Motion to inspect the playground was made by Angelia Bentley; John Goff seconded the motion. All were in favor. Manager will obtain a quote from JAK Companies, who performed prior inspection.

#### **Chain Link Fence - Repair**

Chain link fence has been repaired. This project is complete.

#### **Meter Pole – Clubhouse**

Robert with Donald's Electric was out on property to make some repairs, which included the security light at the front of the clubhouse. He also performed additional work while out at Oakwood Glen. There are still a couple of items that need to be completed; the work will take about ten (10) days for him to come out and complete.

#### **Clubhouse Roof Replacement**

The roofing company (4Star Roofing) was out on Saturday and replaced the clubhouse roof. Per President Harris, they cut the "eye" where the gate to the clubhouse is. This needs to be replaced before check is cut and given to vendor.

#### **Reserve Study**

Complete bid was in board packets for reserve study. President Harris signed the agreement and manager submitted check request for half down. Reserve Advisors will likely not be able to get an inspector out to the community until early December; they are very busy right now.

#### **Arborist**

Manager spoke to arborist last week and the tree company still had a stack of orders to complete. She inquired when he would be in Spring next and would be able to get with Gary Loverich to look at some of the trees in question. He asked her to call back in a week or two to get an update.

**Candidates**

Manager reported that solicitation notice went out to all. Three (3) incumbents have put their name back on the ballot along with four (4) residents who will run for the first time. As per state guidelines, notice will be mailed out between 10-30 days prior to meeting. It should actually be mailed out by the end of the week, to be received by residents next week some time.

**New Business**

**CenterPoint Meeting**

President Harris provided information about upcoming meeting with CenterPoint to see if any of the current members might be able to attend. He provided date, time and place of meeting for any that could attend.

Also, several of the attendees inquired why power went out a couple of weeks ago. Board reported that this was due to a contractor in community whose ladder hit the powerlines; contractor had to be life flighted to the hospital.

**Legal Authorizations**

Account #22202089 was presented for lawsuit. President Harris inquired if board had reviewed the information. A motion to proceed was made by John Goff and seconded by Armando Perez. All were in favor and the motion carried.

**OPEN FORUM**

Homeowner raised questions about ballots and voting. As previously stated, information should be received by all residents of Oakwood Glen by the end of next week. \*Solicitation of Candidates Notices were sent out on September 18<sup>th</sup>, 2024\*

**NEXT MEETING IS SCHEDULED FOR OCTOBER 15<sup>TH</sup>, 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**

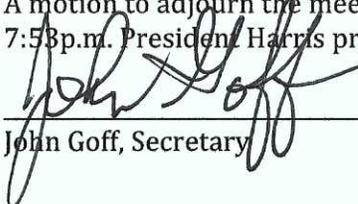
Motion was made to move into executive session at 7:52pm. There were not matters / issues to discuss in executive session.

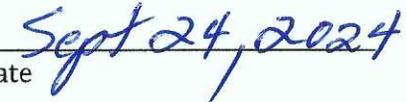
**EXECUTIVE SESSION SUMMARY**

No executive session was held.

**ADJOURN**

A motion to adjourn the meeting was made by John Goff and seconded by Armando Perez at 7:53p.m. President Harris properly adjourned the meeting at 7:53 p.m.

  
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John Goff, Secretary

  
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Date