

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

October 15, 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 October meeting was called to order at 7:07 pm by President Mike Harris in person and via zoom. Other Board members in attendance were Angelia Bentley, Armando Perez, Gary Loverich, Juli Cash and Charles Paschel in person. Director Linda Clarke attended via phone. Directors Greg Gillis and John Goff were unable to get zoom operation and 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. One additional homeowner attended via zoom – Teresa Almogabar.

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 Gary Loverich; Charles Paschel seconded the motion. All were in favor and the motion carried.

Meeting Minutes Approval and Actions between Meetings

1. Meeting minutes from September 17, 2024 were approved by email vote on September 24, 2024.
2. The Board voted to approve the Canady & Canady 2023 Financial Review by email on October 2nd, 2024.

SECURITY REPORT

Jonathan Rodriguez, contract deputy for Oakwood Glen was not in attendance. Manager reported that she had been unable to obtain the stats from Seargent Angstadt and would attempt to obtain those. She was unable to get the report and will try to have both months at next meeting in November.

OLD BUSINESS

Treasurer's Report - Manager, Gina Keller presented the Treasurer's Report for the month's ending September 30, 2024. Operating account had a total of \$454,153.63 of which \$109,937.88 was in the operating reserve fund and money market account. Reserve Fund account total \$320,462.12 which is comprised of CIT Money Market account and CIT CDARs. Total cash on hand is \$774,615.75. Expenses for the month totaled \$49,396.06 from operating account; debit card expenses in September totaled \$154.68 and reserve expenses totaled \$14,135.00. Total expenses for the month of September 2024 were \$63,685.74. Assessment collection percentages for 2021 are at 99%, 2022 are at 98.3%, 2023 are at 97.1% collected, current year 2024 is 92.3% collected to date. At present there are currently six (6) owners who are on in-house payment plans, three (3) owners are currently on payment plans at the attorney's office and one (1) owner who paid in full upon receipt of first demand letter.

Deed Restriction Committee Report

Manager reported that inspector that was out on October 8th and performed inspection. The following were the number of letters that were mailed out: ninety-seven (97) courtesy letters, thirty-four (34) second notices, fourteen (14) fine certified; there were three (3) courtesy force mow letters sent out and eleven (11) regular force mows where yards will need to be checked to see if force mow is required. Total number of letters sent out in October was 163; three (3) homeowners contacted the management company to advise on their compliance violation.

ACC Requests: Manager reported two (2) ACC request submitted during the past month as follows

- Maxwood for roof, exterior paint and siding, and Ten Curves Road for tree removal. All requests were approved.

Landscaping Update

Angelia Bentley reported that "Yard of the Month" was awarded to a gentleman who has only been living in Oakwood Glen for a little over a year; address for the winner was on Seven Pines. Juli Cash will be judging the Halloween decorating contest on October 27, 2024. Manager provided gift cards for the winners of the contest. Homeowners wanting their house to be considered for the contest will need to RSVP, as per the eblast to be sent out tomorrow to Juli Cash no later than October 25th.

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 email had been sent by Nick stating that title search is currently being performed on owner of condos. Once confirmed, this property will be set for an abatement hearing to determine what needs to be addressed.

Christmas Lights - Installation

Angelia Bentley inquired when Christmas decorations would be installed. Manager stated that Mike Harris would need to get with Casey of Absolute Landscaping and would advise. Juli Cash stated "installation should be after Thanksgiving."

Playground Equipment

Playground was inspected by Edward Canales of JAK Companies upon request. A few items were noted in report as needing attention. Those were damaged border walls (5), missing bolt on slide, replacement of stakes protruding from damaged border walls and addition of playground mat under slide for high traffic areas. Recommendation also included a power wash and sanitation of the playground equipment. Price for inspection was \$425 and repairs noted total \$1,250.00. A motion to proceed with the repairs as per the report was made by Angelia Bentley; Gary Loverich seconded the motion. All were favor and the motion carried. Manager will advise JAK Companies that repairs have been approved.

Meter Pole - Clubhouse

Per President Harris, the electrician should be out tomorrow to repair the meter pole.

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

Manager received contact from Jordan at Reserve Advisors that he would be able to perform the updated reserve inspection on Wednesday, October 23rd at approximately 1:00pm. Mike Harris will be available to provide him access to any areas that require keys or key fob.

Arborist

Manager spoke to arborist on Monday and they are very busy with "fall trimming." During a lunch and learn manager spoke to Eddie at Brightview who said his arborist could come out and inspect between 3- 5 trees at no cost. Per Gary Loverich, they majority of the trees in the park area need to

be looked at. Teresa DeMars (homeowner present) suggested that Texas A&M would do this for free and manager will google to get information regarding having this done.

Financial Review – 2023

The board approved the financial review via email on October 2nd, 2024. The final report was sent to manager just prior to meeting and will be posted on the resident portal in the morning.

Engagement Letter – Financial Review 2024

Included in information from CPA was the engagement letter to have the 2024 financial review completed by Canady & Canady upon year-end 2024 financials being completed by Sterling ASI staff. A motion to sign the letter was made by Angelia Bentley; Armando Perez seconded the motion. All were in favor. President Harris and manager will execute the document and send to CPA so they can get Association in their calendar for an earlier review this year.

Budget 2025

A copy of the draft budget for 2025 was included in the packets. A couple of questions were asked by the board members and answered by manager. A motion was made to accept the budget as presented by Gary Loverich; Armando Perez seconded the motion. All were in favor and the motion carried.

CenterPoint Meeting

Charles Paschel reported that he was unable to attend the CenterPoint meeting due to vehicle issues. Manager noted that she heard from others who attended on behalf of her other subdivisions and meeting was “standing room only” as people were not happy with CenterPoint’s decision to make increase for “maintenance purposes.”

Association was able to acquire a rate of 0.65 per kWh for the subdivision over a period of 60 months. This was done in 2023. It was noted that Sterling ASI does have a relationship with Tara/Just Energy and are still obtaining rates lower than most other power companies are providing at this time.

Halloween Update

At present Juli has only received four (4) entries for the contest. Manager will eblast out the flyer in the morning along with the RSVP email address.

Annual Meeting Preparation

Annual meeting will take place on Saturday, October 19th, 2024 at 2PM at the clubhouse. President Harris inquired if everything was ready for the meeting. Manager noted that packets have been prepared, sign-in sheet will be printed and Karissa Whitfield will be in attendance to sign in any homeowners who attend. Angelia Bentley will get some snacks for the event. Manager believes all is ready for the meeting.

Christmas Party – 2024

Angelia Bentley stated that she has contacted Big Horse Wagon and Marsha’s Petting Zoo (EJ’s was not available) and deposits have been paid to both vendors. Checks for balance of the two will be cut and brought to next (November) meeting for the event. In addition, Angelia reported that because there were so many attendees last year, she would be ordering fifty (50) pizzas for the event. In addition, cookie decorating contest will be held for the kids. As always, any residents who want to volunteer are welcome as volunteers are always needed for events.

New Business**Pool Replaster**

As per the reserve study, this year pool needs to be replastered. Information regarding cost analysis is on back wall in clubhouse or can be found on the portal. Four (4) bids were obtained for the project with both white plaster and white quartz plaster options. Bids did not all have same contract language so several members had some questions. Manager asked that any questions regarding the bids be submitted to her by Friday, October 18th so she could get with the contractors and have those answered for November meeting. This vote was tabled until next month.

Legal Authorizations

Account #21803898 was presented to proceed with foreclosure. President Harris inquired if board had reviewed the information. A motion to proceed was made by Angelia Bentley and seconded by Charles Paschel. All were in favor and the motion carried.

OPEN FORUM

No questions were asked by the attendees.

NEXT MEETING IS SCHEDULED FOR NOVEMBER 19TH, 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

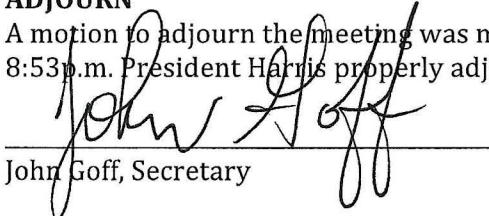
Motion was made to move into executive session at 8:26pm.

EXECUTIVE SESSION SUMMARY

There were two (2) matters discussed in executive session; both regarding compliance matters. One was resolved by board and information will be communicated back to homeowner. Second matter required vote as owner is at "board action" for ongoing violation. Motion was made to proceed with legal demand letter to cure violation and seconded. All were in favor and the motion carried.

ADJOURN

A motion to adjourn the meeting was made by Gary Loverich and seconded by Angelia Bentley at 8:53p.m. President Harris properly adjourned the meeting at 8:53 p.m.



John Goff, Secretary



Date