

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

November 19, 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 November meeting was called to order at 7:04 pm by President Mike Harris in person and via zoom. Other Board members in attendance were Angelia Bentley, John Goff, Gary Loverich, Juli Cash and Charles Paschel in person. Director Linda Clarke attended via phone. Directors Greg Gillis hosted the zoom portion of the meeting. Armando Perez 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. 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 October 15, 2025 were approved by email vote on October 25, 2024.

ELECTION OF OFFICERS

Association held the annual meeting on October 21st, 2024 and officers for 2025 were elected as follows:

Angelia Bentley motioned Mike Harris remain President; Gary Loverich seconded
Mike Harris motioned Gary Loverich take over Vice President; John Goff seconded
John Goff motioned that Linda Clarke remain Treasurer; Angelia Bentley seconded
Angelia Bentley motioned that John Goff remain Secretary; Gary Loverich seconded

All were in favor of the above motions and the motions carried.

SECURITY REPORT

Jonathan Rodriguez, contract deputy for Oakwood Glen was not in attendance to present stats; Sergeant Cox joined the meeting with a copy of the full stats for the Board. Manager reported the stats as follows: one (1) aggressive animal, (133) one-hundred, thirty-three contract checks, (2) two disturbances – loud noise, (1) one OD/drug possession, (3) three meet the citizens, (1) one suspicious person, (1) one stickered vehicle, (1) one suspicious person and (12) twelve traffic stops. Deputy Rodriguez joined the zoom meeting midway through and was asked a few questions by board members regarding towing of vehicles on park property.

Manager explained that since park property is “private property” the Association could engage a towing company to perform inspections of the private property and sticker the vehicles or tow. Manager explained that typically when engaging a tow company, there is no cost to the Association as they make their money off the tows performed. Manager will see who the apartments are using and determine if they are willing to contract with Oakwood Glen to handle towing issues on private property.

OLD BUSINESS

Treasurer’s Report - Manager, Gina Keller presented the Treasurer’s Report for the month ending October 31, 2024. Operating account had a total of \$423,901.35 of which \$109,611.78 was in the operating reserve fund and money market account. Reserve Fund account total \$322,415.37 which is comprised of CIT Money Market account and CIT CDARs. Total cash on hand is \$746,316.52. Expenses for the month totaled \$35,305.29, which was broken down as follows: \$33,208.41 from the operating account, \$1,500 from the reserve account and \$596.78 in debit card expenses for the

month of October. Assessment collection percentages for 2021 are at 99%, 2022 are at 98.4%, 2023 are at 97.2% collected, current year 2024 is 92.5% collected to date. At present there are currently no owners who are on in-house payment plans, however one owner has defaulted on their payment plan. Two (2) owners paid in full upon receipt of their first demand letter from the attorney and there are currently three (3) owners on payment plans at the attorney's office as of October 2024.

Deed Restriction Committee Report

Manager reported that inspector that was out to perform inspection but rain was coming down hard and he could not get accurate photos of the violations. Inspector contacted manager, who said to reschedule the inspection. At the time of the meeting, manager was not aware that inspection had been performed on the day of the meeting. Upon discovering this information, a report of the violations was sent out to the board to review.

ACC Requests: Manager reported one (1) ACC request submitted during the past month as follows
- Huntbrook for new door installation. Request was approved.

Landscaping Update

Angelia Bentley reported that final "Yard of the Month" will be awarded in November. Juli Cash reported that judging occurred for Halloween yards but less than ten (10) people RSVP'd to be judged. She suggested that next year, she may have homeowners vote on the best decorated yards for Halloween.

Update on Contracts:

President Harris stated that no contract issues at this time.

Trash Issues at Front - Condo's

President Harris stated that an email had been sent by Nick, who stated last month that title search on owner was being performed so owner could possibly be served for current violation. Manager will call Scott at the HCPHS - Health Department to see if he has any additional information.

Playground Equipment

Playground repairs, as were approved at last meeting have been completed. Manager contacted McKenna Construction regarding the second "yellow topper" that was supposed to be installed on the playground. Upon contact with Michael at McKenna, she was told that "all work has been completed." President Harris requested contact with McKenna be made to confirm the matter.

Meter Pole - Clubhouse

Per President Harris, the electrician has completed the meter pole replacement at the clubhouse.

Pool Replaster

President Harris prepared a summary report of all bidders on the replaster for the pool. Summary included cost for white plaster, quartz plaster, drain cover replacements, warranty on all plaster and cost of each bidder. Upon review of the summary, a motion was made by Juli Cash to accept the bid from JAK Companies for the white quartz; Gary Loverich seconded the motion. All were in favor and the motion carried. Manager will advise Adrien Kruger, of JAK Companies that work can commence before year-end and get estimated date of schedule for the project.

Reserve Study

President Harris met Jordan with Reserve Advisors last month and copy of the updated reserve report and funding plans were both included in the packet. President Harris noted that the reason

he wanted to have the board make the decision on the plaster is so the Association could advise Reserve Advisors of which plaster would be used so that number of years before plastering would be required again could be adjusted. Manager will provide information to Reserve Advisors. Other than this one change, President Harris requested a motion to approve the study. Motion was made by Angelia Bentley; John Goff seconded the motion. All were in favor and the motion carried.

Arborist

Manager has made a couple of calls to the Texas A&M Arborists number but has not received any response yet. Angelia Bentley suggested that she contact Mercer Arboretum to see if they might be able to assist in finding an arborist. Board would like to have a majority of the trees looked at to see if they are sick, distressed or healthy. Manager will continue to try and find someone for this project.

Financial Review - 2023

Financial review was approved at last meeting. Manager brought bound copies for each member of the financial review.

New Business

Christmas Party - 2024

President Harris inquired if everything was ready for the upcoming Christmas party on December 7th, 2024. Angelia Bentley reported that Santa and the petting zoo have both been paid their deposit and checks for balance due were received this evening. Fifty (50) pizzas have been ordered to be delivered at about 3:30pm. Any assistance is appreciated. Gary Loverich offered to come up and assist in delivering the groceries to the clubhouse a few days prior to the party. Angelia will get those around the Thursday prior to the event.

Water Damage to Office

During Hurricane Beryl, the Association discovered that the roof had damage and that some of that damage extended to the old office in the clubhouse. In the board packet was a bid for the remediation of the damage. Per President Harris, work does need to be done but additional bids need to be obtained. Manager will get with some other vendors, with proposed scope of work to obtain other bids. While discussing this matter, Gary Loverich suggested that once this work was scheduled, due to the fact that there is mold in the office, the entire clubhouse should be cleaned for mold / mildew once project is completed.

Issue - Security Lights - Back Park

Upon allowing the school to clear the area at the back park for "emergency exit only" during any potential issues, it was determined that there are issues with the lighting at the back park. Board discussed the fact that these are for "security" and believes they are obligated to have the old lights removed and new lights installed. Discussion regarding the matter was held and board members agreed that bids for this project should be obtained. Manager will get at least three (3) bids to replace poles and lighting with LED to be presented at the January 2025 meeting. President Harris will also obtain a bid from Donald's Electric for this project.

Grant Possibilities - Clubhouse

Per President Harris, Tommy, Linda Clarke's son, who works for a utility company discovered that that it may be possible for the Association to obtain a "grant" to assist in rebuilding the clubhouse. At this time, no further information is available but once obtained, Association will see what all might be required to put in an application for this project.

MAP IN PACKET

President Harris noted that he had manager add a copy of the subdivision map to the board packet. There are several homes on the active pipeline that nobody seems to know who the responsible party is to mow the area (highlighted in map). This area is over off Deer Creek and goes through the neighborhood but only in the one area are there fences that are built around the pipeline. President Harris would like to find out who is responsible for the mowing of this area. Manager will check HCAD for ownership and see if she can determine who to contact regarding this matter.

OPEN FORUM

Homeowners in attendance are concerned about what the school had done/not done over behind Phibes Trail regarding the "emergency exit" they requested be permitted. Per homeowners, the area is more of a hazard and additional work needs to be done. In addition, they believe this will be more of a "haven" for kids to hang out in the park at night and it will cause problems. Request by homeowners was that board discuss the exit issue with the school to see if they can make adjustments to make it safer.

NEXT MEETING IS SCHEDULED FOR JANUARY 21ST, 2025

In accordance with Texas Property Code Section 209.0051, the notice will be properly posted.

MOTION TO MOVE INTO AND OUT OF EXECUTIVE SESSION

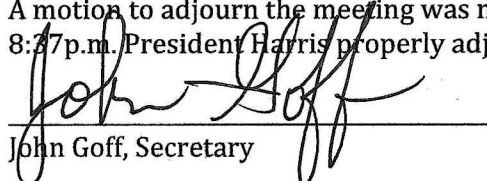
Motion was made to move into executive session at 8:34pm.

EXECUTIVE SESSION SUMMARY

There was no business to discuss in executive session.

ADJOURN

A motion to adjourn the meeting was made by Angelia Bentley and seconded by Juli Cash at 8:37 p.m. President Harris properly adjourned the meeting at 8:37 p.m.


John Goff, Secretary


Date