

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

March 18, 2025

17902 Hawk Haven Lane – Spring, TX 77379

CALL TO ORDER

With prior written notice by the President and a quorum of Directors present, the March meeting was called to order at 7:05 pm by President Mike Harris via zoom and in person. Other Board members in attendance were Angelia Bentley, John Goff, Gary Loverich, Charles Paschel and Armando Perez in person. Directors Juli Cash and Greg Gillis attended via zoom. Directors Linda Clarke attended via phone. Also in attendance was Sterling Association Services Inc. representative Gina Keller, two (4) homeowners in person.

Meeting Agenda

President Harris inquired if any of the members had any items to add to the agenda. President Harris requested that a discussion about windscreens at the tennis courts be added. A motion to accept the agenda with the addition was made by Gary Loverich; Armando Perez seconded the motion. All were in favor and the motion carried.

Meeting Minutes Approval and Actions between Meetings

1. Meeting minutes of February 18, 2025 board meeting were approved via email vote on February 26, 2025.

SECURITY REPORT

Jonathan Rodriguez, contract deputy for Oakwood Glen was not in attendance to present stats; Seargent Cox submitted the stats to manager for month of February as follows: one (1) minor accident, one (1) alarm (false), eighty-five (85) contract checks, two (2) follow up, three (3) fraudulent use of ID, three (3) illegally parked vehicles, five (5) "meet the citizen", one (1) abandoned vehicle, one (1) information call, five (5) meet the citizen, Thirteen (13) traffic stops and two (2) suspicious vehicle.

OLD BUSINESS

Treasurer's Report - Manager, Gina Keller presented the Treasurer's Report for the month ending February 28th, 2025. Operating account had a total of \$657,351.88; reserve account totaled \$293,401.43. Total funds of the Association were \$950,753.31. Expenses totaled \$37,494.11, which was comprised of \$29,108.27 from operating, \$8,243.50 from operating reserves and \$142.34 in debit card purchases. Collection percentages were 98.5% for 2022, 97.4% for 2023, 93.7% for 2024 and 78.5% for 2025.

Additionally, manager was notified that Oakwood Glen's tax-exempt status had been threatened to be revoked due to outstanding tax return from 2020. Canady & Canady has been performing financial reviews for over ten (10) years and filing taxes. Manager stated she did not feel there should be any charge by the company to Oakwood Glen as this should've been something that they noticed prior to receiving notice from IRS. They have submitted an extension and are working to make sure it remains active.

Manager stated that approved transfer of funds in February was not completed until March 3rd, 2025; this will be reflected on March balance sheet.

Presently, there are five (5) in house payment plans that have been setup, signed and submitted. There are four (4) payment plans at legal and one owner paid his plan in full this month.

Deed Restriction Committee Report

Manager reported that she and new Administrative Assistant, Genesis had performed the inspection the day after the January meeting. There were fifty-one (51) courtesy letters, six (6) second letters, five (5) fine certified letters, two (2) force mow notices and two (2) communications from homeowners submitted after inspection.

ACC Requests: Manager reported three (3) ACC requests submitted during the past month for a roof, exterior paint and landscape borders. All were approved.

Landscaping Update

Per Manager's conversation with Casey Clark of Absolute Groundscaping, spring flowers will be installed at the beginning of April. Angelia Bentley reported that "Yard of the Month" will start back up either in April or May depending on weather; we have had good weather for planting lately.

Clubhouse Fiber-Optic Issue

President Harris reported that the fiber-optics have been repaired and internet at the clubhouse is currently restored.

Update on Contracts:

President Harris stated that both Absolute Groundscape (Landscaping) and F.A.S.T. Pools (pool company) contracts are up for renewal in April. Since no members have any issues with either company work performance, President Harris will advise both vendors to submit updated contract for 2025.

Trash Issues at Front - Condo's

President Harris inquired if Manager had received any response from the Health Department on this matter. She stated that she had emailed Scott but did not copy Nick regarding whether owner was still being actively pursued with lawsuit. She did drive by the condos on her way to the meeting and there were no appliances; the place was a "mess" though.

Arborist

Gary Loverich reported that he had met with the Arborist and should be receiving a report regarding which trees may need attention, removed, etc. within 2-3 weeks.

Issue - Security Lights - Back Park/Ceiling Fans

Poles for security lights will be installed and once completed, lights will be installed. At present, the ceiling fans have not been installed due to major electric issues that required attention at the clubhouse. The ceiling fan project will begin after security lights have been installed.

Clubhouse Office Repairs

Repairs to the office at the clubhouse have been completed.

Baseball Backstop - Repairs

A bid was provided by Absolute Groundscaping (Casey) with scope as follows: to remove damaged bottom section and replace. A pipe runner will be added across the bottom. Replace all cyclone fencing to return the baseball backstop to the correct shape for function. Quote was \$4,318.60. A motion to accept the bid was made by John Goff; Gary Loverich seconded the motion. All were in favor and the motion carried.

Marquee Repairs

Gary Loverich met with representative of 4D Signworx, who installed the marquee sign. At present there is no quote.

Gary would like to get some assistance in updating the marquee message each month or "hand over" this job to another board member. Armando Perez and Angelia Bentley offered to assist in changing out the letters on the marquee until a resolution could be reached on this matter.

Records In Office

Gary Loverich has been cleaning all old records out of the office and moving them to the shed. At present he has at least fourteen (14) boxes but the office has not been completely cleaned out yet. A concern with having the documents shredded is that many of the boxes also have "binder clips" in them and he would like to know if the company that shreds would be able to handle this. Manager will contact them and see what they suggest regarding this matter.

Pipeline Update

Manager had previously stated that per her view on HCAD, the company that owned the pipeline had deeded a 15' easement over to each homeowner. A new owner was in attendance with a brand newly prepared survey of her property (just purchased) which confirmed that the 15' of the easement currently fenced off does belong to her. This is likely the case with all of the other properties that backup to the pipeline.

Update Grant Possibilities - Clubhouse

Gary Loverich stated that at present there is no update. This matter will be tabled until update can be obtained.

Tennis Court Windscreens

President Harris stated that he has received reports that the windscreens on the tennis courts have been shredded by high winds. He had inquired with manager if these could be order. She suggested contacting Aguilar Brothers, who have resurfaced tennis courts for her in the past. She will contact them to come out, measure the screens, order and replace. Depending on the timeframe, this could be done before next meeting as "action between meetings."

New Business

Legal Accounts

Accounts #22403626, #22403627 and #22403628 were submitted for authorization to proceed with lawsuit. A motion to proceed with all was made by John Goff; motion was seconded by Charles Paschel. All were in favor and the motion carried.

OPEN FORUM

Homeowners reported that neighbor who had previously been operating an ARBNB was doing so again. Manager will reach out to homeowner who threatened to get his attorney involved in the matter. Board would like to get a "legal opinion" from Holt Tollett and see if they can have an amendment created to prohibit any "short term leasing." Manager will reach out to Luke Tollett or David Berk to get a response on this matter.

NEXT MEETING IS SCHEDULED FOR APRIL15, 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

A motion was made and seconded to adjourn into executive session at 8:20pm. Homeowners were

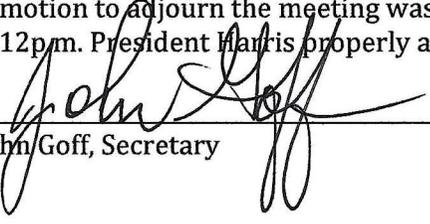
in attendance for Board Hearing they had requested regarding compliance matter.

EXECUTIVE SESSION SUMMARY

Board discussed compliance issue with homeowners and approved "hold" on curing the violation until the end of April. If the owners are unable to get the matter resolved by that time, they need to contact Sterling ASI to update.

ADJOURN

A motion to adjourn the meeting was made by Armando Perez and seconded by Angelia Bentley at 9:12p.m. President Harris properly adjourned the meeting at 9:12p.m.



John Goff, Secretary

March 27, 2025
Date