

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

April 15, 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 April 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, and Armando Perez in person. Director Greg Gillis attended via zoom. Directors Linda Clarke, Juli Cash and Charles Paschal were not in attendance. Also in attendance was Sterling Association Services Inc. representative Gina Keller, two (2) homeowners in person.

Meeting Agenda

President Harris inquired if any of the members had any items to add to the agenda. No items were presented to add to the agenda. A motion to accept the agenda as written was made by Angelia Bentley; John Goff seconded the motion. All were in favor and the motion carried.

Meeting Minutes Approval and Actions between Meetings

1. Meeting minutes of March 18, 2025 board meeting were approved via email vote on March 27, 2025.
2. The Board unanimously approved Aguilar Athletic quote to install wind screens on the tennis courts via email on April 1, 2025.

SECURITY REPORT

Jonathan Rodriguez, contract deputy for Oakwood Glen was not in attendance to present stats. Stats were emailed by Contract Deputy Supervisor and the following were noted in Oakwood Glen during the month of March: one (1) fire -arson, one-hundred, one (101) contract checks, one (1) disturbance – other, two (2) illegally parked vehicles, one (1) information call, eight (8) traffic stops, two (2) abandoned vehicles and two (2) welfare checks.

OLD BUSINESS

Treasurer's Report - Manager, Gina Keller presented the Treasurer's Report for the month ending March 31st, 2025. Operating account had a total of \$645,981.31; reserve account totaled \$307,294.01. Total funds of the Association were \$953,275.32. Expenses totaled \$38,159.44, which was comprised of \$37,836.43 from operating, **zero** from operating reserves or reserve account and \$323.01 in debit card purchases. Collection percentages were 98.6% for 2022, 97.5% for 2023, 94.2% for 2024 and 82.5% for 2025.

Manager was instructed by bookkeeping that transfer of funds would be completed in March but this was not completed until April 2nd, 2025. On balance sheet, highlighted were the \$22,546.25 that was transferred into the Operating Reserve from Operating and \$50,000 to be transferred to the reserve account. Per, Renee, bookkeeper for Oakwood Glen, we will see the monies in the accounts in the April financials.

Presently, there are nine (9) in house payment plans that have been setup, signed and submitted. There are five (5) payment plans at legal. In addition, several of the owners on payment plans have completed their plans early.

Deed Restriction Committee Report

Manager reported that she and new Administrative Assistant, Genesis had performed the inspection for March and it does not appear she captured all of the violations . Listed on the report were fifteen

(15) total violations of which eight (8) courtesy letters, four (4) second letters, two (2) fine certified letters. There were no force mow letters; manager believes she needs more training in order to effectively perform Oakwood Glen inspection.

ACC Requests: Manager reported one (1) ACC requests submitted during the past month for exterior paint on Windy Pines. This was approved. Manager noted that at least two (2) ACCs were submitted this week but she has not seen the approvals come through yet.

Landscaping Update

Per Manager's conversation with Casey Clark of Absolute Groundscaping, spring flowers will be installed sometime in April. Angelia Bentley reported that "Yard of the Month" will start back up in May as yards are not looking very good right now.

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. Board members are in agreement that both contractors are doing a good job and do not want to go out for bids. In the board packet, were both the 2025-2026 contracts for Absolute Groundscape and F.A.S.T. Pools. Neither of the contractors have increased their prices. Angelia Bentley motioned to accept both contracts; the motion was seconded by Gary Loverich. All were in favor and the motion carried.

Tax Return and Financial Review

After the situation with Canady & Canady regarding the sales tax exemption and their failure to want to take responsibility for this, Manager provided Board with an option to use Crystal Chang of Chang & Chang CPA Services. A representation letter was included in the packet, where she would prepare the tax return, file it and also prepare the financial review for 2024. A motion was made to accept the proposal by Angelia Bentley; John Goff seconded the motion. All were in favor and the motion carried.

Trash Issues at Front – Condo's

President Harris inquired if Manager had an update on the condo situation. Manager stated that she had received an email from one of the staff at the Health Department notifying her that the owner of the Condo's had been served. No further information was provided.

Arborist

Gary Loverich reported that he had met with the Arborist and provided four (4) separate bids for a variety of work that the Arborist believes needs to be done in Oakwood Glen to "clean up" the trees, remove dead trees and raise canopies on approximately seventy-seven (77) trees. This has not been done in some time. Cost for all four bids totals approximately \$19,722.19. A motion to accept the bid was made by Gary Loverich; John Goff seconded the motion. All were in favor and the motion carried.

Tennis Court – Windscreens

Manager received a call from Aguilar Athletics that windscreens would be delivered this week and once they completed the project they were working on this week, the windscreens would be installed.

Issue – Security Lights – Back Park/Ceiling Fans

Poles and security lights have been installed – project completed. The ceiling fans will be installed at the pool pavilion prior to pool season.

Baseball Backstop – Repairs

Per President Harris, Casey is waiting for some parts to get to the baseball backstop repairs.

Clubhouse Office Cleanup

The clubhouse office has been completely cleaned out. All old documents were shredded on Friday afternoon. Shredder truck came out to back park and shredded approximately fifty (50) boxes of old records.

Marquee Repairs

Gary Loverich met with representative of 4D Signworx, who installed the marquee sign. Quote to repair the marquee was \$250. Gary Loverich emailed invoice to manager, who will get it paid immediately. Regarding the hydraulic arms, Gary Loverich reported that cost would be about \$685 per sign. **Upon speaking with his contact at 4D Signworx, he was told cost would be “per sign.” Manager is going to check with other sign companies she works with to see if she can get a better price on the hydraulic arms.

Pipeline Update

Board discussed sending out information regarding the responsibility of the pipeline easement to the 7-8 owners that backup to the same. Manager will attempt to write a transmittal letter and send to the affected owners.

Update Grant Possibilities - Clubhouse

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

Update on Airbnb

President Harris explained that Association attorney provided several ways that Oakwood Glen could handle the short-term rentals. Two of those included getting signatures from current owners; minimum of 67%. Additional option was for the board to create a policy with regulations regarding Airbnb's/VRBO's and short-term rentals. Upon discussion of the matter, Gary Loverich motioned to have the attorney prepare the Board Regulation regarding short-term leasing. John Goff seconded the motion. All were in favor and the motion carried. Manager will send update to Luke Tollett so he can create the policy for Oakwood Glen and it can be signed and notarized at next HOA meeting. This will need to be listed on the agenda.

New Business

Upcoming Pool Party

Angelia Bentley provided date for pool party – May 10th, 2025 from noon – 4pm. Water slides and snow cones will be provided at the pool. Juli Cash will need to update flyer so manager can send out via eblast.

Legal Accounts

Accounts #22403594 was submitted for authorization to proceed with lawsuit. A motion to proceed was made by John Goff; motion was seconded by Gary Loverich. All were in favor and the motion carried.

OPEN FORUM

Short discussion was had regarding update of those who are affected by the same.

NEXT MEETING IS SCHEDULED FOR MAY 20, 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

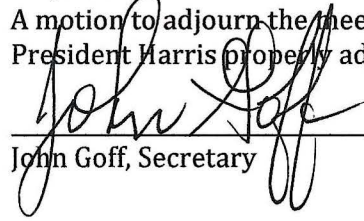
A motion was made and seconded to adjourn into executive session at 8:38pm.

EXECUTIVE SESSION SUMMARY

Manager read an email she received from homeowner who was having some financial issues and needed an extended payment plan. Board agreed to terms, especially since she has communicated with Sterling.

ADJOURN

A motion to adjourn the meeting was made by John Goff and seconded by Gary Loverich at 8:54.m. President Harris properly adjourned the meeting at 9:12p.m.



John Goff, Secretary



Date