

**2013 ANNUAL MEETING OF THE MEMBERSHIP OF THE  
WHITE OAK LANDING  
COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

DATE: Thursday, November 14, 2013  
TIME: 7:00 PM  
PLACE: Millsap Elementary School Cafeteria  
12424 Huffmeister Road  
Cypress, Texas 77429

**AGENDA**

This is a notice to all property owners of the White Oak Landing Community Improvement Association, Inc., "Association" to inform each of the Annual Meeting to review and discuss the following topics and conduct business

1. Confirm Quorum and Call to Order
2. Introductions of Board Members and Management Company
3. Consideration of Minutes – 2012 Meeting
4. Guest Speaker – Deputy Lennen Evans
5. Reports:
  - A. Financials
  - B. Announcements
6. Election of Directors – 2 Positions Available
  - A. Introduction of Nominees
  - B. Vote
7. Homeowner Forum
8. Adjournment

*White Oak Landing  
Community Association, Inc.*

2013 YEAR-TO-DATE FINANCIAL REPORT  
Projected as of: 12/31/13

Total Number of Lots	321
Current Assessment Fee per Lot	\$ 522.50
2013 Assessment Collection Rate	92%
Total Un-Collected to Date	\$ 41,609
*2013 Un-Collected \$ 11,035	

OPERATING EXPENSE

Budget through 12/31/13	\$ 159,722
Projected Expenses through 12/31/13	\$ 130,823
(Over)/Under Budget	\$ 28,899

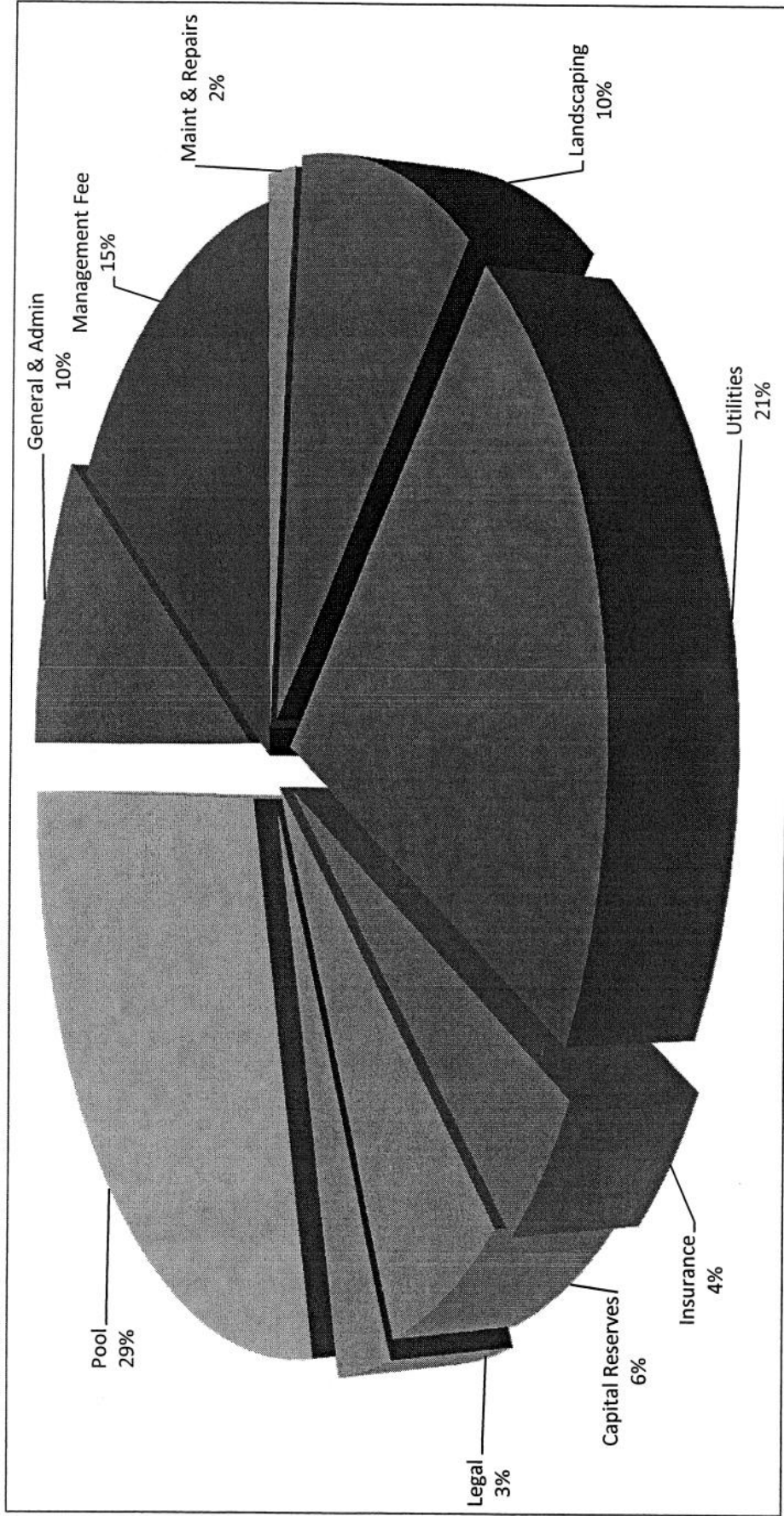
CASH:

Projected Operating Account for 2013	\$ 28,899
Projected Reserve Account for 2013	\$ 23,879
*Total Projected Cash as of 12/31/2013	\$ 56,778

CONTRACTS:

Street Lights	StarTex Power
Landscaper	Silversand Services
Management Company	FirstService Residential
Mosquito Services	Cypress Creek
Phone	AT&T
Insurance	A.J. Gallagher
Legal	Daughtry & Jordan PC
Waste Service	Waste Management

# White Oak Landing Approved 2014 Budget



- Pool:** Pool Management Contract including the Life Guards, Repairs, and Supplies
- Legal:** Expense for Corporate (Recording Governing Documents), Collections and Enforcement
- Capital Reserve:** Funds for Big projects, example: a new Monument Sign
- Insurance:** Insurance for the Association property and the Directors and Officers
- Utilities:** Water & Sewer, Street Lights, and the Phone at the Pool
- Landscaping:** Landscape Contract, Force Mows, Irrigation Repairs, and Tree Trimming
- Maintenance & Repairs:** Playground Equipment, the Fence at the Park, and Vandalism
- Management Fee:** FirstService Residential
- General & Administration:** Tax Return, Bad Debt Expense, Community Events, Postage & Copies, Taxes on Property and Mosquito Spray Service

# White Oak Landing Community Association, Inc.

## ~ 2013 Accomplishments ~

1. The first of the year an email "blast" system was offered to the Residents. Those who provided an email address to FirstService Residential received announcements including notices of the upcoming Board meetings.
2. Earlier this year the Board meetings were opened to the residents to encourage homeowner's attendance, the meetings were held at the Pavilion with a reminder notice posted on the front marquee.
3. Baskets were provided and an Easter Egg hunt was hosted for the neighborhood children.
4. The Association hosted a pool party the first day of the season in May including food and beverages and games and prizes for the kids.
5. A new 911 Emergency phone was installed at the pool bringing the association up to code. In addition repairs were made to the existing phone line that ran to the pool house office. A second canopy was installed for additional shade at the pool earlier this year.
6. The Board reviewed bids for the common area landscaping and hired Silversand Services effective July 15<sup>th</sup>. If you would like to view their website: <http://www.silversandservices.com/>
7. Yard of Month (YOM) winners were recognized with a token cash prize and yard sign throughout the summer months.
8. The Local Sheriff at Precinct 5 was contacted requesting additional neighborhood patrols during the weekend nights
9. Due to vandalism in the community numerous broken fence pickets were replaced, stop signs were repaired and requests for repairs to the mailboxes (owned by the postal service) were made.
10. The trees in the park were trimmed.
11. Irrigation replacements were made at the front entrance, landscaping was replaced the both locations: the front entrance and the pool area.
12. The Association hosted a Halloween party for the community.

## ~ Ongoing 2013 Business ~

The Board plans to review bids for a new pool management company for the 2014 pool season.

The Board currently is in the process of collecting bids on trash service that offers recycling.

## ~ Upcoming Events ~

Christmas lights displays will be judged this year for Best Lights, Most Traditional and Best Theme. There will also be a Holiday party with Santa for the neighborhood children. Watch the marquee for the dates.

## ~ Recognition ~

The Board would like to THANK all the residents who worked hard on maintaining their home and yards throughout the year.

And a special THANK YOU goes to Cinthia Garza for her time and thoughtfulness in hosting and preparing for the holiday parties and events sponsored by the HOA this year.

We would also like to recognize Nathan and Bonnie Gaskill for supplying nominations to the Board for yard of the month winners.