

# WHITE OAK LANDING, SECTION III HOA

## MEETING MINUTES OF THE BOARD OF DIRECTORS

April 26, 2018

### DIRECTORS PRESENT:

Garret Long, Vice President  
Jon Alksne, Secretary/Treasurer  
Fritz Lang, Director

### MANAGEMENT IN ATTENDANCE:

Melissa Klak, Community Manager, Inframark

#### I. Call Meeting to Order:

In accordance with the By-Laws for White Oak Landing, Section III, HOA Article VI Section 1. A regular meeting of the Board of Directors ("Board") was held on Thursday, April 26, at 630pm in the White Oak Landing Park Pavilion located at 10851 Tryon Dr., Houston, TX 77065

Mr. Long confirmed there was a quorum present and called the meeting to order at 6:35 p.m.

#### II. Resident(s) / Guests(s):

A. Resident, Michelle Short, expressed concerns related to break-ins within the community.

#### III. Approval of Previous Meeting Minutes:

A. The Board reviewed the meeting minutes from March 22, 2018 Board of Directors meeting. A *motion* was made to approve the minutes with no changes. The *motion* was *seconded* and *unanimously approved*.

#### IV. Past Business/ Updates

A. Ratify Expenses – N/A

#### V. New Business

##### A. Proposals

i. Mrs. Klak presented the Board with a proposal from Inframark for various electrical repairs at the entry/exit in the amount of \$11,815. Mr. Long explained that the scope of work requested was incorrect. Mrs. Klak advised that she would provide Mr. Long with the contact information for the Maintenance Manager at Inframark to assure the bid is adjusted accordingly.

i. Mrs. Klak presented the Board with a proposal from Inframark for power washing of the entry monument and wing walls and painting of monument lettering in the amount of \$1,510. The Board agreed with the \$1,100 cost for power washing services; however preferred obtaining a cost for adding mortar to the monument than to paint the lettering. Mrs. Klak confirmed she would request an updated bid and present upon receipt.

ii. Mrs. Klak presented the Board with a preliminary bid from Inframark for the pool restroom repairs and power washing in the amount of \$8,413. Mrs.

Klak explained that the Maintenance Manager is awaiting a final cost on the partitions; however the \$2,000 each listed on the proposal was a max retail cost if the contractor was unable to purchase them directly through the manufacture at a discounted rate. The Board agreed to table the proposal pending exact amount for partitions.

- iii. Mrs. Klak presented multiple bids for various companies for installation of Kiddie Cushion. After careful consideration, the Board agreed that All Play should reduce the amount of Kiddie Cushion from 95 yards to 55 yards. The Board will review updated bid upon receipt.
- iv. Mrs. Klak presented the Board with a proposal from RNB Construction for the pool restroom repairs and power washing in the amount of \$9,201.25. A *motion* was made to deny the proposal, as Inframark's bid was more than \$500 under. The *motion* was *seconded* and *unanimously approved*.

B. Resident Requests/Concerns

- i. The Board reviewed and discussed Compliance Matter 1129575, resident requested to keep the previously denied above ground pool. After careful consideration, the Board *unanimously denied* the request.

C. Inquires/ Clarification/Other

- i. The Board tabled the revision of the ARC Guideline until next Board Meeting
- ii. Mr. Long requested a proposal for power washing the park pavilion.

VI. Financials

- i. Mrs. Klak presented and the Board reviewed the financial reports through March 2018

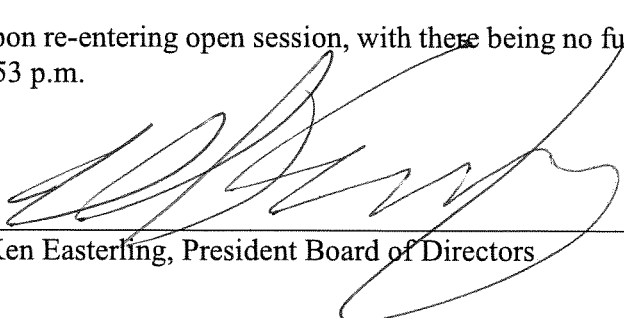
The Board adjourned open session at 7:37p.m.

**EXECUTIVE SESSION**

The Board unanimously agreed to enter executive session at 7:37pm at which time they received delinquency information. The Board provided direction to Mrs. Klak regarding the handling of delinquent matters.

Upon re-entering open session, the Board ratified approval to have Compliance Matter 1150942, 1146942, 1150944, 1150921, 1140834 forwarded to the attorney to begin legal process.

Upon re-entering open session, with there being no further business, the meeting was adjourned at 7:53 p.m.

  
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Ken Easterling, President Board of Directors

  
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Date