

WHITE OAK LANDING, SECTION III HOA

MEETING MINUTES OF THE BOARD OF DIRECTORS

May 24, 2018

DIRECTORS PRESENT:

Kenneth Easterling, President
Garret Long, Vice President
Jon Alksne, Secretary/Treasurer
David Stouffer, 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, May 24, at 6:30pm in the White Oak Landing Park Pavilion located at 10851 Tryon Dr., Houston, TX 77065

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

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

- A. Contractor, Peter Clark with Aquatic Management of Houston, attended to give a brief pool management update.
- B. Resident, Courtney Pickett, inquired to items related to the financials and budget

III. Approval of Previous Meeting Minutes:

- A. The Board reviewed the meeting minutes from April 26, 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

- i. The Board ratified the approval of All Play to install kiddie cushion at the playground for a total cost of \$3,610.14

V. New Business

A. Proposals

- i. Mrs. Klak presented the Board with a proposal from Inframark to power wash the entry and park areas, repaint monument lettering and fill cracks in monument with mortar for a total cost of \$2,487. The Board reviewed a secondary bid from DNR Services for the same, excluding the mortar. After due discussion, a *motion* was made to approve the proposal from Inframark. The *motion* was *seconded* and *unanimously approved*.
- i. Mrs. Klak presented the Board with a proposal from Inframark for pool restroom improvement to include the purchase and installation of 4 bathroom stalls, remove and reset 2 sinks, and power wash restroom and porch floors for a total of \$8,913. After care consideration, a *motion* was made *seconded* and *unanimously approved*.

B. Resident Requests/Concerns

- i. The Board reviewed and discussed Compliance Matter 1140840, in which the resident is requesting the Board to review their request to keep the unapproved addition. After due discussion, the Board *unanimously denied* the request to be able to keep the unapproved addition; however, suggested an alternative solution.

C. Inquires/ Clarification/Other

- i. The Board tabled the revision of the ARC Guideline until next Board Meeting
- ii. The Board requested for Mrs. Klak to solicit bids for tree trimming at the park

VI. Financials

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


The Board adjourned open session at 7:08p.m.

EXECUTIVE SESSION

The Board unanimously agreed to enter executive session at 7:11 p.m. 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 1150801 forwarded to the attorney to begin legal process in the event the matter was not cured upon next inspection. process.

With there being no further business, the meeting was adjourned at 7:24 p.m.



Ken Easterling, President Board of Directors

6-28-18

Date