

WHITEOAK SHORES OWNERS ASSOCIATION CORPORATION  
BOARD OF DIRECTORS  
MINUTES OF MEETING

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Date: 03/27/2021

Place of Meeting: WOS Club House

Meeting Time: 9:01 A.M.

In Attendance: Board members Ron Morris President, Pat Simmons Sec/Treasurer, Jim Langley, Joe Aitken, and Jack Hammons.

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1. Quorum established – Ron Morris, Jack Hammons, Pat Simmons, Joe Aitken, and Jim Langley.
2. Meeting called to order by President, Ron Morris.
3. Motion was made by Jim Langley and seconded by Joe Aitken to accept the minutes from the 01/23/2021 meeting as presented. All board members present approved. Motion carries.
4. Treasurer's report – Pat Simmons reported \$66,439.70 is available for discretionary use after deducting \$20,000 for the reserve from the \$86,439.70 balance as of March 26, 2021. Unusual expenses were two road contractor payments in February. A motion was made by Joe Aitken and seconded by Jim Langley to accept the Treasurer's report as presented. All board members present approved. Motion carries.

#### Old Business

#### Committee Reports:

- Roads Committee – Ron Morris reported that the road repairs have been delayed by rain. The Board will withhold \$25,000 from the final payment until the repairs are completed.
- Fundraising – Pat Simmons reported the bank balance was \$1,297.81 as of March 26, 2021. The Committee is planning an outdoor event for the end of March or first of April. The Board is planning another July 4<sup>th</sup> celebration.
- ACC – Jack Hammons reported that one member is having a slab poured. The ACC Committee must be notified in advance before installing sheds or storage buildings. A tarp is not an acceptable cover for propane tanks. Jack Hammons, Dan Wax, and Steve Green are the ACC contacts.

#### New Business

1. Cleaning bids (office & restrooms) – Jim Langley \$250.00 per month. Dru Malena \$250.00 per month
2. Pool Maintenance bids – Dru Malena \$450.00 per month. Jim Langley \$500.00 per month Apr-Oct and \$75 per month Nov-Mar for 7 days per week. Jim Langley \$400.00 per month Apr-Oct and \$75 per month Nov-Mar for 5 days per week.
3. Lawn Maintenance bid – Jack Hammons \$800.00
4. Ramp improvements - \$10,000 is set aside in the budget for the improvements. SRA approved removing the shrubbery, but they want to look at the tree before removing it. The improvements plan includes bulkheads, steel cables. and deadmans.
5. Cluster Mailbox – Jim Langley reported that a mailbox cluster with a door and pedestal would cost \$1,340.00. Total cost would be about \$2,000 including the mailbox and concrete slab.
6. Richard Blankenship will contact TXDOT regarding repairing/reinforcing the culvert at the highway where the soil is washing away.

#### Open Forum

1. Motion was made by Jim Langley and seconded by Pat Simmons to adjourn the meeting at 9:48 A.M. All Board members present approved. Motion carries.

Respectfully submitted,  
Pat Simmons, WOS Secretary/Treasurer