

WHITEOAK SHORES OWNERS ASSOCIATION CORPORATION
BOARD OF DIRECTORS
MINUTES OF MEETING

Date: 08/21/2021

Place of Meeting: WOS Club House

Meeting Time: 9:03 A.M.

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

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 05/29/2021 meeting as presented. All board members present approved. Motion carries.
4. Treasurer's report – Pat Simmons reported \$53,725.14 is available for discretionary use after deducting \$20,000 for the reserve from the \$73,725.14 balance as of August 20, 2021. Unusual expenses were the purchase of asphalt, tractor rental & labor in July and a payment to Hernandez Contractors of \$12,000 & final payment of \$7,770 on the road repair contract. A motion was made by Jim Langley and seconded by Jack Hammons 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 \$47,000 has been collected for payment on the road repair loan. Only 4 members have not paid on the assessment. When the road loan is paid off any remaining funds will be transferred back to the road fund.
- Fundraising – Pat Simmons reported the bank balance was \$2,781.26 as of August 20, 2021. \$1,744 was raised for the floating dock during the July 4th Celebration. Ladies luncheon is the first Wednesday of every month. The annual toy drive will start in November.
- ACC – Jack Hammons reported members are moving some outbuildings, putting in a culvert, & putting up a boat cover. Some members need to mow or do weed eating on their properties. Properties that have not been improved do not have to be mowed.
- Bass Club – Ron Morris reported that the August tournament will be on Lake Tawakoni. Of the 20 members three are guests and some are relations of Association members.

- Projects:
 - A. Ramp area widening is waiting on approval from the SRA to remove the large willow tree.
 - B. Floating Dock – Funds will be 50/50 from the Fundraisers and the Association. The budget for the floating dock is from \$7,000 to \$13,000, but \$7,000 is the preferred number.
 - C. Roadside backfill needs to be done around the corners of the road where the vehicle tires go off the road.

New Business

1. Annual Meeting will be held on October 16, 2021. Packets will be mailed between 10 and 60 days before the meeting. We will have a vote to move Whiteoak Shores fiscal period to January 1 to December 31. If the members vote to change the fiscal period, the annual meeting will be held in March.
2. A motion was made by Ron Morris and seconded by Jim Langley to purchase a new computer for \$500 to \$700. All board members approved. Motion carries.
3. Clubhouse deposit is now \$100. Cleaning includes any areas that are used, not just the Clubhouse.
4. Office roof repair – the claims adjustor determined that there are no holes in the roof, but there is a space between the roof and the awning where leaves and debris collect and cause water to back up under the roof. We need to hire someone to clean out that area and clean the office building.
5. Roof claim on pavilion and men's restroom – claims adjustor examined the roof.
6. Speeding in the Park – Speed limit in the park is 15 MPH.
7. Increase the number of Board members to 7 – Ron Morris is coming off the Board in 2021.

Open Forum

1. Motion was made by Jim Langley and seconded by Pat Simmons to adjourn the meeting at 10:26 A.M. All Board members present approved. Motion carries.

Respectfully submitted,
Pat Simmons, WOS Secretary/Treasurer