

White Oak Shores Owners Assoc. Board of Directors
Public Meeting
May 16, 2015 at 9:00 am
White Oak Shores Office

Attendees:

Jeff Hodges President
Nick Garner Vice-President
Dan Wax Secretary
Rick Regan Member-at-large & ACC Liaison
Edwin "Gunner" Grimsley Member-at-large
John Tarlton Junction Property Management

Jeff Hodges called meeting to order at 9:00 a.m. declaring a quorum present.

Minutes of the previous board meeting on May 16, 2015 were unanimously approved via email. Rick motion to approve minutes... unanimously approved.

John read the financial.... \$111,072.43 total cash.

Old Business:

1. Parking concerns, all vehicles should have WOS parking stickers or park visitors pass on windshield. Dan Wax has stickers and passes available at his residences, 379 Dogwood.
2. Pool cover damage. Gunner recommends to purchase net type cover to capture the leaves and depend on pool freeze guard protection. New bids for pool maintenance to be obtained.
3. Nick Garner is moving and will be resigning from the board. Next logical choice to fill Nick's position is Jack Hammons, he received the next most votes in the previous annual meeting. John said Jack cannot replace Nick until he officially resigns. Jeff asked for a vote to approve Nicks replacement, Jack, once he resigns. Rick munitioned and Gunner second, approve. Jack agreed to be Nicks replacement. Jack will have to be re-elected at the next Annual meeting to fill out rest of Nicks term.
4. Conflict of interest... a member can be on the BOD. He will have to abstain from voting on those park contracts and the members will be made aware that the competitive contract he is bidding on that he is a board member. Gunner motioned, Rick seconded... approved
5. Road repairs... Jeff and Rick to met to decide on which of the seven bids received to present to the members to approve, possibly a concrete and asphalt contractor to be presented to the members. Rick discussed the different bids and discussed the bonded and insured bidders. The board wants to be sure the roads are fixed correctly this time. Nick discussed the bar ditches and that the members need to clean out their respective culverts. Letter to be sent to those members that had purchased lots from members that still owed on original road assessment lots. Rick discussed how to fairly divide the new road loan using a tiered payment plan. This discussion was opened up as an open forum to park members in attendance.
6. Park contracts... approved , via email, Jack Hammons \$400 mowing contract and to add \$75 to Jacks mowing contract to put pool sweep in pool and add water as needed. Pool maintenance contract is still open, the board voted via email to pay Jack \$400 to provide pool maintenance until we have a pool service contract awarded. We are awaiting pool service companies to provide final written bids... current bids: Curry Pools \$325 + chemicals & Erick Pool Service \$200 + chemicals. Restroom / Office cleaning to be discussed in Executive session.
7. The board is in discussion to not sell the two lots on the east side of the pool, lots 397 & 436 and to incorporate these lots into the pool common area.

New Business:

1. Jeff... discussed member complaints... boat ramp... and that members need to get along together and avoid conflict. Use common sense. Rick suggested that this issue to be discussed in the next news letter. Most complaints are repeat and trivial. The board will only address those legitimate complaint forms that are signed... all others go into the trash. Handicap boat ramp parking... the ramp and parking is on Sabine River Authority property and all boat ramp parking on Lake Fork, Sabine River does not designate handicap parking. This discussion was opened up as an open forum to park members in attendance.

Open Forum: (following is paraphrased)

Discussion:

1. ACC applications
2. gravel and trees trimmed in pool common area
3. Welcome packet to new members, ladies to work with John.
4. Park office library open Mondays 3-4 pm
5. Basic computer course is being planned, Jeff to donate a 32" TV monitor for class and donate it to the Event committee to keep for events or sell.
6. Fundraiser committee apologized for selling the old damaged wooden swing at park garage sale, and about putting swing set up in its place. The board to discuss in executive session. Any and all property in the park the board has to approve disposal or replacement.
7. Business sign advertising is not allowed in the park, business can put business cards or single notebook page mentioning their services/menu.
8. Fundraiser committee is selling T shirts and caps.... park 20th anniversary potluck dinner this October.
9. Rick to install cover over the park entrance white board and install a solar powered spot light over the white board.
10. Charlie inquired about installing a white board inside of the park, Gunner to see about picking up a surplus military white board to be installed inside the park.

Public meeting adjourned at 10:00 am. Board to move into Executive Session.