

WHITEOAK SHORES OWNERS ASSOCIATION CORPORATION  
BOARD OF DIRECTORS  
MINUTES OF MEETING

---

Date: 02/10/2018

Place of Meeting: WOS Club House

Meeting Time: 1:00 P. M.

In Attendance: Board members Ron Morris, President, Bill Simpson, Treasurer, Jack Hammons, Pat Simmons, Secretary, and Mark Crisman. Doug Fullingim arrived at 1:20 P. M.

---

1. Meeting called to order by President Ron Morris.
2. Quorum established – Ron Morris, Bill Simpson, Jack Hammons, Mark Crisman, and Pat Simmons.
3. Motion was made by Jack Hammons and seconded by Bill Simpson to approve the Board of Director's meeting minutes on December 16, 2017 as presented.  
All Board members approved. Motion carries.
4. Treasurer's report – Bill Simpson stated \$10,019.56 is available for discretionary use after deducting \$20,000 for the reserve from the \$30,019.56 balance.  
Motion was made by Pat Simmons and seconded by Jack Hammons to approve the Treasurer's report as presented.  
All Board members approved. Motion carries.
5. Committee Reports
  - a) Roads – Ron Morris reported there are a few pot holes to fill and asphalt is available for that use when the weather allows. We have up to \$10,000 in the budget for road repairs, but we will have to wait until later in the year due to current finances. Ron suggested bringing up the road repairs at the annual meeting for discussion regarding Elm, Blackjack and White Oak Circle which are in bad shape. We may have to make another assessment to repay a possible loan to pay for the repairs.
  - b) Fund Raiser Committee – Lois Compton reported that a decision was made to purchase new cabinets for the Clubhouse. Ron Morris received estimates of a total \$2,200 to finish out the walls. The Fund Raiser Committee asked the Board to consider a small short-term assessment to cover the finish out of the Clubhouse.

The Clubhouse account was closed out to the General Fund.

The Committee has asked the Board to approve removing Dana Woods and Susan Miles from the Fund Raisers account as check signers and to add Pat Simmons. Ron Morris will notify Barb Wax that this change was previously approved by the Board.

- c) ACC Committee – Jack Hammons reported that Leroy Woods and Randy Harper have been added to the ACC Committee as members. There is no other activity to report.

Old Business – None

New Business

1. Mark Crisman reported 80% of the \$450 needed to build a cover over the mailboxes has been collected by Dan Wax. The plan is to leave space for an additional cluster mail box. We have only 6 boxes available in the existing clusters. The list of active mailboxes kept by the US Post Office after changes agrees with the list kept here at the Park. Ron Morris made a motion to increase the rate for a mailbox to a \$45 lifetime fee for new members coming in to the Park. The motion was seconded by Bill Simpson. All Board members approved. The motion carries.
2. Ron Morris opened discussion regarding the large number of boxes of documents in the Park office. Mark Crisman suggested scanning the documents for permanent record keeping. Ron asked for volunteers to assist with the process.
3. Ron Morris opened a discussion regarding the bids on office, pool and restroom cleaning, pool maintenance and landscaping services provided by members of the WOS. Ron will send the bid forms to Tom Smith for distribution to the members. Bids must be turned in by March 15<sup>th</sup>.
4. Ron Morris opened a discussion regarding the lots on which fees have not been paid by the owners. Legal fees of \$27,000 are too high to be a good option to use to gain ownership of the lots in the name of the Association.
5. Bill Simpson made a proposal regarding the security camera system in the Park. The current system is all analog and one camera is not working. Analog cameras are no longer available. A new IP system with 8 cameras and a recorder with a 2 TB disc and cable will cost an estimated \$800. The WOS Sewer Board has been asked to pay for half of the cost to replace the existing outdated system. This request cannot be approved until the next sewer board meeting. Bill then suggested using the old system to surveil the ice machine. Other board members suggested installing cameras at the pool gate and the entrances to the

club house. Bill Simpson made a motion to have the association pay one half of the cost of the new system at the gate, office, and dumpster which was seconded by Doug Fullingim. All Board members present approved. Motion carries.

Meeting Temporarily Closed 1:35 PM

Open Forum

WOS Bass Club will have their first tournament in two weeks at Lake Palestine.

6. Motion was made by Doug Fullingim and seconded by Jack Hammons to adjourn the open meeting.  
All Board members present approved. Motion carries.

Respectfully submitted,

Pat Simmons  
WOSOA Secretary