

Approved 11/12/2022

WHITEOAK SHORES OWNERS ASSOCIATION CORPORATION  
BOARD OF DIRECTORS  
MINUTES OF MEETING

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Date: 06/11/2022

Place of Meeting: WOS Club House

Meeting Time: 9:01 A.M.

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

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1. Quorum established – Ron Morris, Jack Hammons, Pat Simmons, and Bruce Coleman.
2. Meeting called to order by President, Ron Morris.
3. Minutes – Motion made by Bruce Coleman and seconded by Jack Hammons to approve the minutes from the Board Meeting on 04/02/2022 as corrected. All board members present approved. Motion carried.
4. Treasurer's report – Pat Simmons reported \$18,382.53 is available for discretionary use after deducting \$20,000 for the reserve from the \$38,382.53 balance as of June 10, 2022. Unusual expenses were \$1,625 for crushed asphalt. A motion was made by Jack Hammons and seconded by Ron Morris to accept the Treasurer's report as presented. All board members present approved. Motion carried.

#### Old Business

- Tree removal – lots 1 and 2 completed
- Office repair and upgrades – report by Pat Simmons from Fundraising Committee

#### Committee Reports:

- Roads Committee – Ron Morris reported that the Board purchased two and a half loads of crushed asphalt from Rodney Stovall. Ron suggested that we consider purchasing crushed asphalt with more oil in it from a different supplier in Greenville for \$750 for a 20-yard load.
- Fundraising – Pat Simmons reported a bank account balance of \$3,641.95 with \$1,414 for office repairs and upgrades and \$2,047.95 for use by the committee. The Association will pay for the office roof repairs.
- ACC – Jack Hammons reported that we still have problems with new owners who don't submit ACC applications before they start work. All new members are instructed by Lexie regarding the ACC rules when they come to the office.

- Floating Dock – Dan Wax reported that the anchor posts have been purchased to avoid a further increase in cost. Dan has four contacts who can drive the posts into the lake when there is enough water to float the dock.
- Deed Restrictions – Pat Simmons reported that David Caswell wants to add an amendment to the bylaws and deed restrictions that requires that the documents are updated every five years. These amendments will be presented to the members for a voting at the annual meeting.

#### New Business

1. Mailboxes – Lexie Morris reported that we have three mailboxes left. The Postmaster told Lexie that we cannot deny a mailbox to members who are not residents of the park.
2. Yard clean-up, ditches – Ron Morris reminded the members that they are responsible for mowing and cleaning of the ditches on their properties.
3. Income Tax Returns (Form 990) – Ron Morris reported that the former property manager did not file the necessary documents with the IRS so the Association no longer has a non-profit status. The current CPA has filed the 2016 return and is working on the rest.
4. Property returned by Cepeda to the Association and sold to Kevin Jones. There are five owners left with large outstanding balances.
5. July 4<sup>th</sup> Celebration – There will be a raffle, dessert auction, food, drinks, fireworks.
6. Insurance – Ron Morris contacted the Hefner Group in Mineola and will ask them to come out and meet with the Board before insurance payments are due in November.
7. Establish Annual Meeting Date – October 15<sup>th</sup>.

#### Open Forum

1. Motion was made by Bruce Coleman and seconded by Jack Hammons to adjourn the meeting at 10:53 A.M. All Board members present approved. Motion carried.

Respectfully submitted,  
Pat Simmons, WOS Secretary/Treasurer