

**WHITE OAK FOREST PROPERTY OWNERS ASSOCIATION**

**MINUTES FOR THE ANNUAL MEETING**

6:30 p.m. Tuesday, February 01, 2022

in the Meeting Room of Montgomery County's R.B. Tullis Library

21569 U.S. 59, New Caney, TX 77357

A Newsletter with the Annual Meeting notice and a Proxy was mailed January 2, 2022.

**Association Board Members for 2021-2022**

**President**, Tracy Wilson

**Treasurer**, Emily Zugar

**Interim Vice President**, David Zientek

**Secretary**, Emily Zugar replaced Lori Betz on May 08, 2018

**PREMEETING ACTIVITIES**

**Voter Sign-in**

Property owners signed in on the Voters List. Persons who brought in a proxy wrote their own name in the Proxy column for the lot that was represented by the proxy. Each family was given a Handout.

**Last Call and Final Count**

The **President** made a final call for voters to sign in or turn in a proxy for absent members.

**CALL TO ORDER**

The **President** called the meeting to order at 6:30 and announced that 59 lots, out of 109, were represented by eligible voters either in person or by proxy.

**Guests**

None were present.

**Approved Minutes for the 2018 Annual Meeting**

The **President** directed attention to the January 30, 2018 Minutes in the Handout.

The Minutes were previously approved at the May 22, 2018 Board Meeting as "McConnell recommends in *Robert's Rules* for HOAs" because members usually do not remember most of what happened a year ago with enough clarity to make corrections.

Signed by WOFPOA Secretary  


**President's Report**

The **President** directed attention to the President's Report of the Board's Activities in the Handout that is filed with the Minutes.

**Treasurer Report**

The **Treasurer** directed property owners to the 2021-22 Budget Year Summary and the 2022-23 Proposed Budget in the Handout that is filed with the minutes.

**Audit Committee Report**

Tracy Wilson reported that the 2018-22 Audit Committee Members, Nicole Cockburn and Carole Weaver and Connie Curry had completed the audits for fiscal year 2018-19 beginning March 01, 2018 through the first two quarters of fiscal 2021-22.

The third and fourth quarters, ending February 28, 2022, will be audited in March 2022.

The **Treasurer** presented all 14 signed Audit of Accounts to be filed with the minutes.

The financial documents for the completed Quarterly Audits were present to be given to the Custodian of Records.

**Building Plans Approved from March 2018 through February 2022**

The **President** directed attention to the addresses and types of approved construction in the Handout which will be filed with the minutes.

David Zientek noted that the construction of his and Katherine's new home currently under construction was left off of the list.

### **Nominating Committee Report**

Reports from Committee members Gwen Flower and Sam Kashou contained nominations of John Orchosky for President, David Zientek for Vice President and Leanna Lawson for Secretary.

### **Nominations From the Floor**

The **President** asked for nominations or volunteers. She indicated that any property owner can serve unless convicted within the last 20 years of a felony or crime involving moral turpitude (*TPC 209.0091*)

Emily Zugar nominated Tracie Longoria for Treasurer

David Zientek, Vice President, wrote Tracie Longoria's name on the provided white board in order for all voters to see.

Each person running for office individually indicated their understanding of the Duties listed in the Officer Duty Summary provided and each committed their willingness and ability to meet the expectations.

### **Voting Process – One vote or ballot per lot**

A ballot was passed out for each lot represented by an eligible voter presented either in person or by proxy, the proxies that were completed and marked "to use my proxy ONLY for establishing quorum" were separated and counted for that purpose ONLY.

### **Tabulation of Votes**

Tammy Zientek, Mark Pyle and Richard Longoria volunteered to serve as Tellers.

### **RECESS with the Open Forum**

Concerns were voiced about the requirement for such a large quorum for the Annual Meeting and the possibility that, at some time in the future, Assessments might not be enough to meet the Budget. Several property owners also expressed complaint about a property owners possession of old, trashy and not registered vehicles on his property and that being a clear violation of our Deed Restrictions. The President noted complaint without comment.

### **CALL BACK TO ORDER**

#### **The Tellers Reported:**

The 2022-23 Budget was **Approved**.



#### **2022-23 Election of Officers Results**

**President:** John Orchosky  
**Treasurer:** Tracie Longoria

**Vice President:** David Zientek  
**Secretary:** Leanna Lawson

#### **Officers Installed**

The President read the Oath of Office. The newly elected officers agreed and signed the Oath of Office which will be filed with the minutes.

#### **Audit Committee Volunteers the 2022-23 fiscal year ending February 28, 2023**

The **new President** asked for volunteers from each of the following (3) sections of the subdivision:

The new Audit Committee is -

1. Tracy Wilson: White Oak Forest Drive & White Oak Court;
2. Kim Orchosky: Elmwood Drive, Elmwood Court, Holiday Court;
3. Katherin Zientek: Hickory Drive, Cherry Laurel Circle, Hardage Court, Maple Circle, Pine Circle

#### **Motion to Adjourn**

Mark Pyle made a Motion to Adjourn. Emily Zugar seconded. All Agreed. Meeting adjourned at 7:58 p.m.