

**WHITE OAK FOREST PROPERTY OWNERS ASSOCIATION**  
**MINUTES FOR THE ANNUAL MEETING**

7 p.m. Tuesday, January 30, 2018  
in the Meeting Room of Montgomery County's R.B. Tullis Library  
21569 U.S. 59, New Caney, TX 77357

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A Newsletter with the Annual Meeting notice and a Proxy was mailed January 16, 2018

Association Board Members for 2017-18

President, Tracy Wilson  
Treasurer, Emily Zugar  
Secretary, Lori Betz

Vice President, Lori Betz

Appointed Nonvoting Officers

Custodian of Records, Linda Whitehorn  
Exfacto, Harold Johnson

Research Assistant, Charlotte Johnson

**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 6:50 and announced that 55 lots, out of 109, were represented by eligible voters either in person or by proxy.

**Guests**

None were present.

**Approved Minutes for the 2017 Annual Meeting**

The **President** directed attention to the January 23, 2017 Minutes in the Handout. The Minutes were previously approved at the January 30, 2017 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.

**President's Report**

The **President** directed attention to the President's Report of the Board's Activities on page 5 of the Handout that is filed with the Minutes.

**Treasurer Report**

The **Treasurer** directed property owners to the 2017-18 Budget Year Summary and the 2018-19 Proposed Budget in the Handout that is filed with the minutes. We now use QuickBooks and it has made things easier for the Treasurer. No questions posed.

### **Audit Committee Report**

Gwen Flowers reported that she and the other 2017-8 Audit Committee Members, completed the first three quarters of fiscal 2017-18, and all were in order.

The **Treasurer** presented the first 3 quarters, signed Audit of Accounts to be filed with the minutes.

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

### **Building Plans Approved in 2016-7**

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

John Bergner reported that the ACC, which included himself, Wayne Curry, and Mike Zientek. John Bergner reported that seven (7) out buildings were approved. No questions posed.

### **Nominating Committee Report**

The Committee members are Sam Kashou and Gwen Flowers. Only one nomination was received: Keith Pinkston for Vice President.

### **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*)

Nominations from the floor were President: Tracy Wilson. Treasurer: Emily Zugar, and Secretary: Lori Betz.

### **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.

### **Assessment Drawing**

The winner of the drawing was George Cormier, Lot 27.

### **Tabulation of Votes - Call for volunteer Tellers**

The Tellers were Bettie Raines, Sharon Nichols and Gwen Flowers.

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

Keith Pinkston stated that he was Vice President in past years and thanked everyone for coming. He suggested ideas to help get our neighbors more involved, including a “Best Christmas Yard” drawing and having a “Pot Luck” gathering for the neighborhood. He also suggested signage “If you’re not a resident in this neighborhood don’t walk your dog here.” Keith asked if anyone knew how to get the speed limit lowered in our subdivision. The President said she would check into it.

### **CALL BACK TO ORDER. 7:48**

### **The Tellers Reported:**

The 2018-9 Budget was Approved.

### **2018 Election of Officers Results**

|                 |                |
|-----------------|----------------|
| President:      | Tracy Wilson   |
| Vice President: | Keith Pinkston |
| Treasurer:      | Emily Zugar    |
| Secretary:      | Lori Betz      |

**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 2018-19 fiscal year ending February 28, 2019**

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

The new Audit Committee members are Connie Curry, Carol Weaver and Nichol Cockburn. Auditor's contact information was obtained.

**Motion to Adjourn**

Joe Cummings made a Motion to Adjourn. Lori Betz seconded. All Agreed. Meeting adjourned at 7:55p.m.