

WEST OAK ESTATES HOMEOWNERS' ASSOCIATION, INC.
3rd Quarter Regular Meeting of the Board of the Directors
Wednesday, July 9, 2025 at 7:00 p.m.

Meeting Agenda

Zoom:

<https://us02web.zoom.us/j/87930431640?pwd=P3OD7gAyVAai63tLRjV7rQKT8iNnaT.1>

Meeting ID: 879 3043 1640

Passcode: 546988

1. EXECUTIVE SESSION -CALL TO ORDER 6 :00 PM Board of Directors to convene at 6:00 p.m. Summary of the Executive Session will be included in the Regular Meeting of the Board of Directors at 7:00 p.m.
 - a. Aging Report
 - b. Violations Report
 - c. Legal Status Report
2. CALL TO ORDER: 7:00 PM - General Board Meeting to conduct business of the Association by the Board of Directors
3. BOARD OF DIRECTORS ROLL CALL
 - a. Joanna Meeks - President
 - b. Audrey Madigan – Vice President
 - c. Susan Jenkins – Secretary
4. APPROVAL OF PREVIOUS MEETING MINUTES: January 22, 2025 (Q1 Meeting Minutes)
5. FINANCIAL REPORT
 - a. Operating Account Balance
 - b. Money Market Account Balance
 - c. Financial Overview
6. OLD/NEW BUSINESS
 - a. Feral hogs: 3-month service; 9 caught and removed since May
 - b. Entry keypads: replacements on Talley Rd and Pedernales Way due to vehicle damage
 - c. Added lighting to keypads
 - d. Sprinklers capped off at Talley Rd
 - e. Fence repairs completed on Paseo Mirage
 - f. Google Fiber – contract signed, no further updates
7. PAST AND UPCOMING COMMUNITY EVENTS
 - a. Garage Sale – community input (target: September)
 - b. Bulk pick-up – feedback on timing after garage sale; next pick-up planned for October 25th
 - c. National Night Out – seeking volunteers to organize (October time frame)
 - d. Easter Egg Hunt – recap and appreciation to Britt, Suzanne, volunteers & donors
 - e. Projected next Board meeting: October
 - f. Thank you to John Johnston – maintaining our flags and pressure washing

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8. VIOLATION

- a. Drainage ditches – nothing stored or placed in drainage easement
- b. Violation process – including photos with notices
- c. Grass trimming, edging curbs & driveways, cutting
- d. Streets & curb cleaning – reminder to keep areas clear of dirt and debris (helps preserve roads)
- e. Remember to bring in your trash cans

9. COMMUNITY UPDATES AND ON-GOING PROJECTS

- a. Talley Road fence – status update
- b. Talley Rd construction – impact to gate entrance
- c. AT&T fiber – installation update & road repair (broken bore head retrieval)
- d. AT&T fiber will support a fiber run to our gates – will support camera upgrades at both gates

10. FUTURE PROJECTS

- a. Google Fiber – recap; no new updates
- b. Painting fence on Pedernales Way
- c. Camera system upgrade
- d. Street resurfacing & sealing
- e. Landscaping improvements
- f. Mailbox upgrade & replacement

11. OPEN FORUM FOR HOMEOWNER

12. ADJOURNMENT