

RGV Woodland Oaks Homeowners Association

Board of Directors Meeting Agenda

Thursday, January 15, 2026

6:00 PM

Harlingen Convention Center (Oriole Room B)

701 Harlingen Heights Drive

**MEETING MINUTES**

1. Call to order / confirmation of quorum

*Meeting called to order at 6:12 pm. Board members present were Jeffrey Martin-President, Kimm Kruse-Vice President, Brian Shellrude-Treasurer, Linda Olvera-Secretary, Jay Garcia-Member at large, Christine Brown-Member at large*

2. Reading and approval of minutes from previous meeting

*Brian Shellrude made a motion to dispense with the reading of the minutes from December 4<sup>th</sup> meeting. Jay Garcia second the motion and the motion passed.*

3. Approval of agenda for meeting

*The agenda was approved for discussion*

4. Review applicants for board member elections (president and member at large)

*There were no applicants via email, the website or in person for the open positions. Jeffrey Martin explained the procedure for voting at the annual meeting.*

5. Treasurer's report and 2026 budget

The member equity	\$31,513.03.
Income for 2025	\$46,594.41
Expenses	\$42,225.49

Budget for 2026:

Common Area Maintenance	\$12,000.00
Projects	\$ 1,000.00
Administration	<u>\$ 7,000.00</u>

Total budgeted expenses	\$20,000.00
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6. Report from Jay Garcia regarding any landscaping issues or requirements

*Jay Garcia to discuss with Gilbert (landscaper) plans for spring work at the front entrances due to grub worms. The Clearview entrance will have more plants added. There are some homes that are in need of landscaping. Many yards have very little to no grass and over grown plants or weeds that detract from the overall appearance of our community.*

7. ACC Committee: Construction of a covered patio at David Zimmerman 6106

Teak Ave. Permit was received on 01/02/2026 via email. Contractor is Fisk Construction

8. Unfinished business:

- a. Parking in the streets from dusk to dawn. New violation placards necessary?

*The Board will need to review the verbiage regarding parking on the street and put it for a vote to all the members.*

- b. A formal fee schedule to post on the website

*The fee schedule is in development.*

- c. Policy for voting proxies, political signs

*More research to be done on proxies.  
Political signs are allowed to post 90 days before an election and remove no later than 10 days after an election. Review the restrictions for the sign size allowed for posting.*

- d. FAQ (Frequently Asked Questions) form for the website

*The FAQ form is in development.*

- e. Formal ACC request form to post on the website

*The form is attached for posting to the website.*

9. New business:

- a. Installation of street warning signs

*The signs will be installed in next 2 to 3 weeks.  
Jeffrey Martin suggested contacting our commissioner Rene Perez about getting speed limit signs for the community.*

- b. Agenda items for annual meeting on Jan 31, 2026

*1. Member awareness of the restrictions (rules) such as landscaping, trash cans, parking on the street*

9. New Business (continued)

2. *Member participation for different committees.*
3. *Acknowledgement of appreciation for decorating volunteers*
- c. *Added item: Option to hire an outside compliance officer to perform restriction compliance inspections. This will require more research regarding cost.*

10. Adjournment:

*Brian Shellrude made a motion to adjourn the meeting at 8:08 pm  
It was second by Jeffrey Martin, the motion passed.*