

RGV Woodland Oaks Homeowners Association – Board Members Meeting

Minutes of the meeting

June 5, 2025

The RGV Woodland Oaks HOA board meeting held at Harlingen Conventions Center – Oriole Room B was called to order at 6:00 P.M. on June 5, 2025 by President Kemp Dubea. The quorum of members required for attendance was confirmed.

Board members present included Kemp Dubea (President), Linda Olvera (Secretary), Brian Shellrude (Treasurer), Jay Garcia (Board Member), and Christine Brown (Board Member)

An agenda for the meeting was distributed electronically prior to the meeting on May 29, 2025.

Financial Report

- Brian Shellrude reported the HOA spent as of March 13, 2025 - approximately \$26,000 in maintenance and wall balance. The HOA collected \$34,000.00 in member's fees with \$6,000 still past due.
- The member equity remains the same at \$35,090.73

Committee Reports

- No ACC submissions.

Old Business

- Brian Shellrude provided a list of 6 2025 past due members with each showing a balance of \$470.00 and 2 2024 past due members with balances of \$1220.00 each. This information will be sent to the attorney to commence legal collection action. Kemp Dubea will communicate with the attorney on their progress.
- Brian Shellrude to post on the HOA website the financial reports for member access.
- Development of Woodland Oaks Phase IV is on hold until 2026.

New Business

- Richard Flesch reported that 814 Knotty Pine Lane is vacant by Zandrea Moore. Note*(The new owner shows to be Eric Williams & Febenz Inv LLC & One Last Call located at 725 Morgan Blvd Harlingen, TX 78550.)
- Kemp is going to hire a landscaper to mow the front yard of the property for \$75.00 per mow. The fees are to be collected via the attorney.

- Brian Shellrude presented information on Google Shared Drive for shared files access for \$7.00 per month. Brian Shellrude made a motion to purchase the membership, Kemp Dubea second the motion, Linda Olvera, J. Garcia and Christine Brown voted to approve the motion.

Open Discussion

- Kemp Dubea reminded board members to be vigilant for strangers in the neighborhood and report suspicious activity.
- Kemp Dubea to provide comps to post on the HOA website for future tax rate protests.

Date & Time of Next Meeting

- August 28, 2025 at 6:00 P.M. Harlingen Convention Center – Oriol B Room
701 Harlingen Heights Dr.

Adjourn

- A motion was presented to adjourn the meeting by Kemp Dubea, and seconded and approved by Linda Olvera at 7:00 P.M.