

## Oak Brook Monthly HOA Meeting – February 11, 2013

*Attendees: President, Rob Lesieur  
Vice President, Sheila Blaicher  
Goodwin Property Manager, Karen Vaughn  
Treasurer, Jim Ramsey attending meeting via phone*

- 1. The monthly Oak Brook HOA meeting was called to order at 6:10 p.m. on February 11<sup>th</sup> at the Goodwin office on Research Blvd. The meetings are now held on the second Monday of the Month. Non-availability of Fern Bluff Mud community center required us to meet at Goodwin. Future meetings will resume at the Community Center.*
- 2. The reading of the minutes was waived and the minutes of the January meeting were approved as written.*
- 3. There was a discussion on delinquencies and a lien was approved for filing on a property in the community.*
- 4. Karen presented the managers report and reported that repairs were being made to the damaged tennis court. She reported that there has been considerable damage to the screen and fencing by vandalism.*
- 5. Jim asked Karen several questions pertaining to the budget and Karen went over the financials.*
- 6. Paul Abrams was approved to paint at the amenity center. It was asked that he give us a bid to include the corridor and that bid would be accepted but not to exceed \$1500.00*
- 7. Karen went over the foreclosure notices*
- 8. The following repairs and amounts were approved for payment to Hill Country Landscaping: \$885.00 for Rock and concrete repairs, \$1,887 for work on O'Connor which included dead tree removal, removal of metal around the trees, repair and update irrigation and install 4 trees, \$2,000 for new garden beds and \$9600 which included tree removal and tree replacement at amenity center and tennis courts plus additional irrigation extensions. The payment was approved and check will be issued to Hill Country Landscaping.*
- 9. Rob reported that the Eagle Scouts will be doing a work project for Oak Brook in the Karst Preserve area.*
- 10. Jim has requests out for bids from an Arborist for a tree feeding and replacement plan.*
- 11. Janie Miller of the Mud gave permission for an electrical wiring drop.*
- 12. New Fountain system for Graceland Pond was approved and work should be done in a couple weeks. This included all new wiring to the system and cabling. Cost was \$4800.00.*
- 13. The board requested a bid for auto shut off faucets at the amenity center for the sinks. The estimate was approved up to an amount of \$800.00.*
- 14. The board approved an opening date for the pool of April 15<sup>th</sup>. Karen will let the pool company and Laurie's cleaning service know of the changes and contracts will need to be adjusted accordingly. This was approved by the board.*
- 15. Board requested an estimate for the painting of the street pole signs.*
- 16. The next meeting will be April 8, 2013 at the Fern Bluff Mud Community Center.*
- 17. The Annual HOA Meeting is scheduled for Monday, April 29<sup>th</sup> at 7:00 at the Fern Bluff Mud Community Center.*
- 18. Meeting adjourned at 7:30.*

*The minutes were captured and reported by Sheila Blaicher*