

Oak Brook HOA Meeting – March 16, 2010

Attendees: Bill Romere, President
Sheila Blaicher, Secretary
Fred Daler, Property Manager

1. Board President Bill Romere opened the meeting at 7:00 p.m.
2. Minutes of the previous meeting were approved.
3. Fred went over the Manager's Report. Checking balance in the cash account for February contained \$6,207.02, and the Cash Reserve Account contained \$232,134.38. Fred also went through the delinquent and drive through compliance reporting.
4. At an earlier meeting the question of resident count for a quorum at the annual meeting was discussed. It was determined that only ten percent of all residents were required. It was originally required that 25% of residents were needed at a meeting to meet Quorum Requirements. At the May 27, 2003 meeting, this total was voted on, approved, and changed to 10%. The current requirement states only 49 Residents must be present or accounted for with approved proxies.
5. Fred reported that the decomposed granite work at the amenity center was completed.
6. Fred also reported that the grout rework around the pool has been completed and is awaiting inspection for payment.
7. Greater Texas Landscaping will be doing a landscaping proposal for the median on O'Connor. They have been asked to do a proposal for xeroscaping. Since there isn't a readily available source of water this seems like the only affordable viable alternative.
8. Sheila gave an update on the proposal from Eco Resources regarding the lighting of the trees on O'Connor and Morgan Hill. Mark, Eco Resources General Landscaping Manager, said that lights would be installed at the Fern Bluff Mud Community Center and that we could review them next week for light values. These are LED lights and use only 15 watts each. When they have been installed the board will be notified so we can do a visual review to see if this is something we would like in our community.
9. The new gate key entry system will be installed this month at the amenity center.
10. Work has begun on the staining of the pavilion.
11. The fine policy has been instituted. Fred gave the board a sample of the flier that was distributed with every violation letter.
12. There are some electrical boxes in the Oak Brook neighborhoods that are in need of modernizing. Fred contacted Pedernales to report them and was told he needed to find the serial numbers on the boxes to report them. When he checked the boxes there were no serial numbers so he will have to go back to Pedernales to report this. Sheila suggested that Fred contact Janey Miller, General Manager for the Fern Bluff Mud. The Mud is responsible for reporting the equipment to Pedernales

and we encounter the same problem while reporting street light outages. Janey may have an answer.

13. The date and time of the Annual HOA Meeting was confirmed as Thursday, May 13th at 7:00 p.m. with sign in beginning at 6:30 p.m. The meeting will be held at the Fern Bluff Mud Community Center on Wyoming Springs Road. Fred will present the managers report and financials. We will go over the additional material to be covered at the April Meeting. Bill re-stated that he will be vacating his seat.
14. The lifeguard stand was removed and stored in the storage room. The holes that were left in the concrete were filled in. The next decision will be where to permanently store it. The lifeguard chair is still in good shape and if the "no lifeguard" policy stands in the future it was suggested that maybe we could sell it?
15. Fred said that he would release the meeting minutes to the bulletin board as soon as they are approved. The PDF minutes for January and February 2010 were approved and are ready for the website.
16. Bill Romere will purchase and be reimbursed for two additional swivel lenses for the amenity center. He was also advised that on Sunday there was some minor vandalism that occurred at the pool. A chair was knocked over and damaged and several large rocks were thrown into the baby pool and the main pool. Bill will check the recordings on the camera to see if we can determine who was there.
17. Ambient light sensors were installed on the building. Additionally, they will be installed on the pool lights. Several lights in the pool have been running nonstop because the timers were off again. This should solve the problem. This has happened several times during the year.
18. The pool company is working on several damaged lights in the pool. A couple of the lights have water in the housing units. Two of these were replace in September 2009. Fred will be following up to make sure we are not improperly charge for this.
19. Bill and Sheila voted on the colors of the new tile and grout to be used in the amenity center. The selection was Sahara Sand with a dark grout in the same sample group. It will have an abrasive grain to prevent slips and falls.
20. Policies regarding fences and their maintenance were reviewed and finalized.
21. A vote was taken and a plan was put together for the repairs of the damaged Woodcrete fences. The lawyer signed off on the legality of taking the damaged fences and the easements that were presented to the previous board. Fred will be reviewing the easements for Bill's signature and final recording information will be prepared. The work can then be coordinated with the affected homeowners.
22. The materials were selected and approved for the replacement of twenty chaises lounge chairs that will replace the damaged ones currently at the pool. The board selected Midnight Green frames and Madras Thyme (B-70). Alumitech out of Florida was selected to purchase the chairs from. Fred will keep the samples until the chaises arrive and then will return the samples to Alumitech.

23. Fred reminded the board that as soon as the Bravio gate system is installed, letters will need to go out with instructions for obtaining the new key cards along with the new Goodwin waivers and pool instructions. Residents will also be advised at this time that there will no longer be lifeguards. Oak Brook is now like all other communities that are "swim at your own risk."
24. Bill and Sheila discussed information for inclusion into the Newsletter for March/April/May 2010. Sheila advised Bill that she would be going out of town for a week and was hoping that he could give a quick turnaround approval so she could get the printing completed and back to Cheryl Quillman to be sent out to block captains for delivery. There is only a two day window.
25. The meeting adjourned at 9:10 p.m.
26. The next meeting of the board will be on the second Tuesday of April which will be April 13th.

Minutes taken and prepared by Sheila Blaicher