

## OAK BROOK HOA BOARD MEETING

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February 11, 2010

Attendees: Bill Romere, President  
Greg Gibby, Treasurer  
Sheila Blaicher, Secretary  
Fred Daler, Property Manager  
Dave Quillman, FBM Director – Guest

1. The meeting was called to order by Bill Romere at 7:00 p.m. at the offices of Goodwin Management Company.
2. Dave Quillman asked when the board minutes would be published on the Oak Brook/Goodwin Website. He also stated he has been unable to pull up the newsletter and was inquiring when that would be fixed. Fred called his IT person and was told they were having problems with the site but would get it up as quickly as possible. He expected it up by the following morning.
3. Fred notified the old Webmaster of the original Oak Brook site to please remove any references to Real Manage from the Website and put up the Goodwin information.
4. The Minutes of the previous meeting held on January 14, 2010 were approved.
5. The Minutes that were put in PDF format with resident names and addresses removed for September, October, and November of 2009 were approved. Fred will get them submitted for inclusion on the website.
6. In the manager's report, Fred went over the financials, vendor's ledger, delinquency and violations log and the latest approvals to the ACC log. The cash account currently has \$6,050.13 and the Reserve Account contains \$229,951.98. Fred said the amounts were higher this month because some expenses had not cleared yet.
7. Fred gave the board a copy of a prepared policy for issuing fines. There are some residents that do not correct repeated courtesy letters and it became necessary to begin establishing a fining policy. The board requested that the policy be given with every courtesy letter that is sent out so that residents will become familiar with the fines and be given an opportunity to correct the problem in advance. The fining policy establishes that after the third violation during a six month period a \$25.00 fine will be imposed. The fourth violation for the same cause will result in a \$50 fine; further a subsequent repeat of the same violation during the preceding 6 months will result in a \$100.00 fine. The resident will be given the opportunity to meet with the board to discuss their concerns. The actual policy for fining will be published in its entirety on the Oak Brook/Goodwin Website

8. The board received two bids for the spreading of decomposed gravel to fill what has washed away along all the sidewalks at the amenity center. One bid was from Greater Texas Landscaping and the second was from MRP. The board unanimously voted to select the bid from MRP which is the same company that did the work on the trail at the entrance to Oak Brook.
9. The board reviewed two bids for repairing/re-grouting the damaged grout areas around the tile at the pool. The bidders were Crystal Clears Pools and The Spa and Pool Shoppe. The Spa and Pool Shoppe's bid was half as much as Crystal Clear Pools. Crystal Clear was given the opportunity to reduce their bid and refused so the Spa and Pool Shoppe was given the bid. Bill made the motion to accept The Spa and Pool Shoppe and Greg seconded. Fred will instruct the pool company to be as conservative as possible when draining to conserve water and the costs associated with refilling the pool. Sheila wanted a third bid because she had concerns with only a sixty (60) day warranty in light of the poor job the original contractor of this work did.
10. The board discussed the appearance of O'Connor between Morgan Hill and Avery Ranch. The property always has weeds and dead grass growing in the median and is a stark contrast between Oak Brook and Avery Ranch. The concern with putting in landscaping or grass is that there isn't a water source to the area that we can get access to. Avery Ranch is in Austin's water district and it may be unavailable to us because the area is in Fern Bluff Mud. Often communities are reluctant to issue water permits over each other's boundaries. Sheila will contact Janey Miller at the Mud to see if there is any way for Oak Brook to get a water-tap for the median so that we can plant grass or trees to try to approve the appearance of the area. Our landscaper indicated that they could tunnel under the road bed to establish a water connection but it would be very expensive – thousands of dollars. The board felt that was too expensive and will look for other options.
11. There was a discussion about the tree lighting at the corner of O'Connor and Morgan Hill Trail. The wires are growing into the trees and the lights are no longer up to code. The wires on many of the trees have been stretched to their limits. These lights are also 175 watt bulbs. Fred got a proposal from MRP and A-Tex to correct or replace the lights. Sheila commented that she was at the Fern Bluff Meeting the night before and Eco Resources landscaping manager indicated, under a discussion concerning the Mud, that his company does landscaping lighting. Eco Resources says that they use LED lights that have good warranties and use low wattage systems. Sheila wanted to ask them for a bid. The trade off for a better lighting system that uses fewer watts would reduce the electrical costs and offset the cost of the change out. MRP wanted to do investigation work to find out what work was needed to repair the current system and A-Tex gave the board a bid using low wattage florescent lighting with a total replacement. Sheila was concerned about the quality of florescent lighting. "I want to see low wattage but bright clear lights and I don't think that can be achieved with florescent lighting." She asked the board to hold off the vote until we could get a proposal from Eco Systems and requested more information or examples of florescent lighting. The board agreed.

12. Bill signed the contract for the new Bravia keyless entry system at the pool. The old system needs to be replaced as parts are no longer available. The board unanimously approved the Ethernet rather than the wireless system. Fred will arrange for the installation.
13. Sheila contacted the MUD and got a date of May 13, 2010 for the annual HOA meeting. The board unanimously approved the date. Sheila volunteered 4 ½ hours to the MUD taking down Christmas trees which will apply towards the board not having to pay for the use of the building.
14. Fred reported that he has spoken to Pedernales about the electrical boxes that need painting. Greg requested this at a previous board meeting. Fred was told he would have to get a number off of the boxes prior to reporting them for repair. He will get those on his next compliance drive.
15. Fred contacted Joe England, Williamson County Engineer for the Roads and Bridges Department, about the deteriorated sidewalks on Morgan Hill between Crescent Heights and Graceland Trail. The county will put Oak Brook on their schedule for repairs.
16. The board instructed Bill to pick up 2 additional motion cameras for the security system. Sheila asked if we can also get the lenses cleaned.
17. Fred looked at CD rates and other interest bearing accounts and reported to the board that they were no better than the current accounts so it was decided to leave the money for our reserve account where it is for now.
18. Bill asked how the Audit of our books was coming along. Fred reported that the audit firm expects it to be complete by April 1<sup>st</sup>. They will have the audit ready to report on at the Annual HOA meeting.
19. The board was presented with a couple of websites to look at for chaise lounges for the pool area. A style was selected and Fred will get a proposal for replacing all 20 chaises lounges. The straps are hanging and on the old chaises and they are in bad shape. If we order them earlier we may be able to take advantage of pre inventory sales.
20. At last month's board meeting there was a discussion about the possibility of getting a street light for Slate Creek and Morgan Hill Trail. Fred is contacting Pedernales to see if this is something they are willing to do. This may have to be coordinated with Fern Bluff Mud since they pay the electric on the street lights. Sheila brought this to the board's attention at a previous board meeting because it is very difficult to see people walking in that area at night.
21. Fred reported that the waterfall was repaired and after two weeks there appear to be no further leaks.
22. Oteka Pond Designs picked up both fountains on Friday, February 5<sup>th</sup>, because the lights were not working in either the Graceland or the Pearlstone units. The bulbs had been burned out all over town and it had been assumed to be the problem at ours too but it was not the bulbs. They are working on the lights at their shop and will let Fred know as soon as

they discover what the problem is. Sheila noticed they were missing on Friday and notified Fred and he called them because we were concerned someone had stolen the fountains. The electrical box on Pearlstone was also left wide open which was unusual. Oteka said they would do a better job of communicating from now on.

23. There was a discussion about storing the lifeguard chair. Fred went out and looked at the chair and it appears it can only partially be dismantled. Storage is going to be the problem as we just don't have storage space. When the chair is removed, the holes where the bolts are removed will need to be filled in. The chair must be removed to prevent residents playing on them and possibly getting hurt.
24. Sheila presented the board with several draft policies she had had written. They were presented to the board for consideration. She requested that the members take the policies home with them and review them. If they like them or would like to change them she asked that they be marked up accordingly and when we get them the way we all want them they can be forwarded to the board's attorney for his review/approval. These policies were regarding fences, contractors insurance and procedures, and the issuance of violations. There was also a fining policy but Fred provided a copy of one from another community. Since this was already an active policy, the board adopted his policy with a few modifications.
25. The board again discussed the fence issues – both wood and woodcrete. A list of questions was given to Fred to discuss with the boards attorney Adam Pugh. Fred will follow-up and get back to the board for further discussion and possible vote. Every possible idea is being considered and weighted in fairness to all of the residents in Oak Brook. As was pointed out by Greg, there will more than likely not be consensus between the board members nor with the community. We are all trying to come up with a workable/legal compromise to the mess left by Ryland Homes. The board just wants to get it right!
26. The next board meeting will be held on March 11<sup>th</sup>, 2010 at 7:00 p.m. in the Goodwin Offices conference room.
27. The board adjourned at 9:40 p.m.

Minutes were written and prepared by Sheila Blaicher