

Minutes of Board Meeting – 14 January 2019

Williamson County Oak Brook Owners Association, Inc.

The public portion of the meeting was called to order at 6:45 PM by President Marc Smith. Directors present were Marc Smith, Greg Allen, and Ray Mack. Property Manager Karen Vaughn was also in attendance.

Minutes

The minutes of the November meeting needed a few updates but otherwise correct. They were approved.

Landscaping Update (add landscapers name?)

We will update the plants in the pots at the bridge.

We will look at fixing the drainage issue at the bridge, also.

We will update the garden at Slate Creek Trail and Morgan Hill.

The dog park will leave plenty of room next to the tennis courts and have sufficient clearance to the adjacent houses.

Resident Comments

Request that we add a backboard to the tennis court. There is one for \$3500 that is like others in the area. We discussed if wind will be an issue for such a backboard. We will investigate and follow up on the suggestion.

We discussed if the tennis entrance could be electronic. Not possible since there is no electricity for an electronic lock.

Question whether the parking lot on O'Connor will go forward. Residents on O'Connor are against the off street parking.

We will talk more about improved candy cane decorations at the June meeting.

Open Session Agenda Items

Common Area

Fence painting needs to be completed after the fence repairs. There is a delay due to weather.

The third dog station has been installed.

The pool guy still needs to check out the crack in the corner of the pool. The pool contractor will likely need to lower the pool for repairs. We anticipate the repairs will be done under warranty.

Manager's Report

Karen Vaughn, manager, presented the manager report.

Karen presented the financial report. The finances are on track. Last year did come in under budget.

The uninterruptible power supply in the pool area is alarming and needs to be looked at.

Welcome Wagon

Nine new owners need to be contacted. We have 3 sets of materials and need to get the rest put together for delivery.

Adjournment to Executive Session

The board adjourned to executive session at 7:25 PM

Executive Session

The board discussed private matters associated with covenant enforcement.

Adjournment

The board returned to open session and adjourned the meeting at 7:35 PM.