

Minutes of Board Meeting -- 10 October 2016

Williamson County Oak Brook Owners Association, Inc.

The public portion of the meeting was called to order at 6:02 PM by Vice-President Greg Allen. Directors present were Gregory Allen, and Ray Mack. Marc Smith was out of town.

Manager Report

Karen Vaughn, manager, presented the manager report.

The manager reported the financial balances and expenditures as well as normal maintenance and repair activities. We are running \$39,000 under budget.

Minutes

The minutes of the previous Board meeting (12 September 2016) were approved as written.

Open Session Agenda Items

Owner Input

The sidewalk on Temecula pass has a significant shift. The picture shows the magnitude of the problem. At one time there was a tree near the sidewalk that caused the problem. Karen will contact the sidewalk company and increase the urgency of this repair. She will also contact the landscapers to see about having the remaining root removed.

Pool Schedule

We voted to keep the pool open to 1 November since the weather has been very warm this year. The restrooms will remain open year round but will require a pool key for use.

Pool Security Update

The pool security cameras are being installed.

Landscaping Update

The manager reiterated that the landscaping will be installed in mid-October after the heat of summer has passed.

Woodcrete Fence Maintenance Update

The power wash did not seem to make much difference. We will consider other options

in the future. For now, this is being postponed.

Pool Upgrade Committee Report

We approved the expenditure of \$208,000 for the pool upgrade. Marc Smith notified both directors that he also approves the expenditure. We requested that the corporate lawyer review the contract before we sign it. Karen will start the process of getting the contract and getting it to the lawyer.

Adjournment to Executive Session

The board adjourned to executive session at 6:52 PM

Executive Session

The board discussed private matters associated with covenant enforcement.

Adjournment

The board returned to open session and adjourned the meeting at 6:57 PM.