

## Oak Brook Monthly HOA Meeting – May 13, 2013

Attendees:      *President, Rob Lesieur*  
                    *Vice President, Sheila Blaicher*  
                    *Secretary/Treasurer, Jim Ramsey*  
                    *Goodwin Property Manager, Karen Vaughn*

- 1. The monthly Oak Brook HOA meeting was called to order at 6:10 p.m. on May 13<sup>th</sup> at the Fern Bluff Mud Community Center. The meetings are now held on the second Monday of the Month at the Fern Bluff Mud Community Center.*
- 2. The reading of the minutes for March were waived and approved as written.*
- 3. New officers for this year were chosen and the BOD voted unanimously to keep the same officer positions as last year.*
- 4. Karen presented the financial and delinquency report and discussed the new accounting system changes.*
- 5. Following up on Karen's presentation the BOD expressed that their goal is to be transparent with all spending. Discussion continued on how expenses were being coded for Operating Expenses, Capital Improvement and Reserve spending in the new accounting system.*
- 6. There was a discussion regarding liability and maintenance of the sidewalks. Karen will follow up with our attorney.*
- 7. Sheila gave the bills that Cindi Alvarado, MUD associate, gave her for payment. Karen will get the checks cut for the deposit and meeting room fees for the monthly and annual meeting. Cindi requested two checks.*
- 8. Sheila gave Karen a list of follow up items for maintenance: Life Ring at the pool and clock needs to be set properly, and a new bulb is needed in the kiosk box at the street along with the ambient sensor which needs to be checked.*
- 9. The board voted on a new camera for the east side of the pool and one for the parking lot which was unanimously approved. Sheila will get with Karen for placement.*
- 10. Sheila requested that the pool guy put some temporary secure screws to hold down the skimmer drains that keep popping up when the water sloshes heavily.*
- 11. Rob will check and reset the IP address and pass code for the pools WIFI and Sheila will post on Oak Brook Neighbors and Facebook groups.*
- 12. There was a discussion about fence jumping and vandalism at the amenity center. In one hour today there were two groups and one included a dog. Dogs are not allowed at the pool. We need an additional sign for the front fence section as well.*
- 13. There was a discussion about the new street signs. Paul will be installing them and painting the posts. Karen was instructed to reorder N. Chesapeake Bay and N Sutter Creek signs to match the new set and color as those two were samples*
- 14. Kiosk type boxes for messages were re-discussed. Cheryl Quillman's committee had presented the board with a presentation about two years ago that was tentatively approved but not followed through on. Rob requested Sheila get with Cheryl to resubmit the estimates. BOD unanimously agreed these were needed for community notices and if price was still reasonable BOD would vote to have them installed. Sheila will follow-up with Cheryl.*
- 15. Sheila will follow up on the policy regarding no posting on the Post Office Boxes or the surrounding structure. This will later be posted on the website and filed with the county.*
- 16. Karen was instructed to have the dead tree at the entrance to the mailboxes on Morgan Hill removed and will arrange for someone to fill the hole and concrete it over like the parking lot. Sheila suggested that the hole be marked off so someone would not inadvertently drive or walk in it if it wasn't filled immediately.*
- 17. Sheila asked about the expenses that Goodwin Charges for the Resale Certificate and the Resident Transfer Documents. Karen said that the Resale Certificate was \$250.00 and included several items that the lenders want and require and this was a buyer expense. The Transfer Ownership document and recording fee is on the seller and it is a \$150.00 fee. These charges have not changed since the association went with Goodwin over 4 years ago.*
- 18. The next scheduled monthly HOA Meeting will be held on June 10<sup>th</sup>, 2013 at the Fern Bluff Mud.*
- 19. Meeting adjourned at 8:00.*

*The minutes were captured and reported by Sheila Blaicher*