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## OAK BROOK HOA BOARD MEETING MINUTES – APRIL 9, 2010

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

1. Bill called the meeting to order at 4:30 p.m.
2. Minutes of the previous meeting were approved. The PDF versions for January and February were approved. Sheila will get them to Fred for recording to the website.
3. Sheila noted that this would probably Bill's last board meeting other than the Annual HOA meeting and she thanked him for his years of service volunteering on the Board and for his continued service on the Architectural Control Committee.
4. The primary focus of the meeting was to prepare for the upcoming Annual HOA meeting to be held on May 13<sup>th</sup>.
  - The board went over the introductory letter to accompany the packet concerning the Annual HOA meeting.
  - The board also went over the introductory letter for the new pool waiver. Since we got a new key lock system and since we will no longer support lifeguards it is now necessary to begin anew. The packet will include the introductory letter, the waiver, 2010 pool rules, and instructions on obtaining a new pass card to the amenity center.
  - Sheila had a list of questions about how we will conduct the annual HOA meeting and a list of accomplishments for the year. A discussion about the meeting was held. Greg and Fred will present the financials. Sheila and Bill would list the accomplishments for the year and thank the volunteers. Additionally we will ask for a list of volunteers to fill open committees.
  - Fred will conduct the election of the open board position, which Bill will be vacating, and he will bring another Goodwin representative to take the minutes of the annual meeting.
  - Sheila will be bringing Ice Tea, Water, and Ice, cookies, cups and napkins. She will provide receipts for reimbursement.
5. Bill questioned where our audit was. The Auditor had promised to have it by the 1<sup>st</sup> of April and we have not heard from him yet. We wanted to be able to present the results of the Audit at the Annual Meeting. Fred will follow-up.
6. Fred went over the monthly financials, income and expenses, and the drive by compliance report. He also discussed with the board the various violations that had taken place for the month of March and fines that were now issued as a consequence of repeated non-compliances.

7. The new security system was put in place and the board asked Fred when the vendor was going to go over the system with the board. There were also questions about the alarm capability for when the door is propped open. We will probably need to get some kind of buzzer device installed. Fred will follow-up.
8. There was a discussion about the entry tile. Sheila had concerns about the leveling and the water draining into the drains. She spoke to Wes, the tile guy, about the positioning of the drains with respect to the draining of water. There were some concerns about the drains still being too high even after the floor was leveled. Fred will follow-up and get back to the board before the tile is laid.
9. Bill reported that he had checked into the swivel lenses for our security system at the amenity center and said they were too costly and not what we would want. He will continue the search. He will also get Sheila another copy of the program for her new computer.
10. Fred noted that the chaise lounges for the pool should probably arrive next week. The company will advise him of the delivery schedule as soon as they are shipped from the plant in Florida. They are currently being prepared for shipping.
11. There was a discussion about the irrigation system. The board discontinued irrigation checks last year because they felt the job was not being done. Especially since residents were the ones reporting the leaking and spraying problems. Apparently there was some confusion about what “irrigation checks” actually were for. When the flowers were put in, the board was advised that someone would need to turn on the irrigation system or the flowers would die. Greg was upset that we were not advised about this earlier and it appeared we were held hostage to dying flowers before the cost was sprung on the board. Greg wanted to know why this was not brought to our attention earlier – like late last year when we discontinued the service. Fred is looking into what irrigation checks are actually for and what we are actually being charged for in the service. For the time being, we were charged for the irrigation system being re-turned on. It was turned off when the freezing weather hit in December.
12. Sheila asked if there was any news about the cracked sidewalks and the power boxes that need fresh coats of paint. Fred said he has been unable to obtain the information that Pedernales is requesting on the power boxes. Apparently, they wanted a serial number that is nonexistent and now Fred needs to get the nearest address or cross street. He will be following up but he requested we wait until we get the HOA meeting materials handled first.
13. The next meeting was not set because May 13<sup>th</sup> would be the Annual HOA Meeting. If another meeting is required before the end of the month, Bill and Greg will be out next week but suggested they may be available the following week – If the need arose. We can also email any other decisions that need to be made.
14. The meeting adjourned at 6:30 p.m.

Minutes were taken and prepared by Sheila Blaicher