

OAK BROOK HOA MEETING MINUTES

January 14, 2010

Attendees: Bill Romere, President
Greg Gibby, Treasurer
Sheila Blaicher, Secretary
Fred Daler, Property Manager
Dave Quillman, Fern Bluff Mud Director and Guest

The Oak Brook HOA meeting was held at the offices of Goodwin Management and the meeting began at 7:00 p.m. on January 14, 2010.

OLD BUSINESS

1. The Meeting was called to order by Bill Romere.
2. The Minutes of the previous board meeting were approved.
3. Fred presented copies of the 2010 Budget and a packet which included bank records and resident violation. Expenses and violations were discussed. The board unanimously voted and instructed Fred to refer five (5) residents to the attorney to begin foreclosure proceedings after repeated attempts to get them to pay back dues. The residents previously reported to our former attorney Bill Flickenger will now be handed over to our new attorney Adam Pugh.
4. The financials indicated that we have \$6,160.31 in the Checking account and \$203,781.89 in the Reserve and Capital account.
5. The Budget for 2010 was finalized and unanimously approved by the entire board. Sheila had concerns about not budgeting enough in some areas and didn't want to be dipping into the reserve account. Greg suggested that a separate account be set up for overage reserves that we could tap into if the budget was underfunded. All members of the board wanted to be sure these funds were in protected FDIC insured accounts and we all wanted to be able to get as much interest as possible to grow the funds. Fred suggested CD's. The board would like some financial advice on how to protect the funds and make a reasonable return on the funds in the reserve account. The board was not interested in investing in the stock market.
6. The fences in Oak Brook were discussed and final votes were taken. There are several areas both wood and woodcrete that have violation issues. The criteria was discussed and after months of discussion with no reasonable resolution possible, the board voted to have Fred issue violations to those that are out of compliance with their fence.
 - As an added comment: There have been two years of discussion with two lawyers and the affected residents and there was no viable solution that worked within the frame work of the by-laws that could be unanimously supported. It was therefore agreed that violations would be issued. The fences do not belong to the HOA and we could not legally repair what we do not own if violations have not been issued. Further, we had two reserve studies done

and one indicated that we would have to raise 2.6 million dollars in the Reserve Account by 2025 to replace the affected fences. There was no affordable way to fairly take the fences and the community could not afford the monthly increase in dues that would be necessary to support the HOA's ownership. This decision was discussed and researched for many months. Every possible solution was discussed many times. Everyone on the board was unhappy that the affected homeowners were left with this problem because of decision made by Ryland when establishing the community.

7. Repairs around the property were discussed. The tile around the pool is looking very bad and Fred will look at getting a bid on what it will cost to repair and/or replace the tile. This work was originally done under a previous board's term. Bill indicated that a former board member had numerous discussions with the contractor about the work that was done on this job and he suggested we go back to the contractor to see if they will warrant the work before we get bids to redo the work.
8. Fred will get a proposal for the bathroom floor at the amenity center. It was suggested earlier by a contractor that we cut grooves in the floor to route the water towards the drains. The board indicated they are looking more towards an improvement that would enhance the appearance as well as correct the problem. It was suggested that tile would raise the floor to the drain height and this would help with drainage. Tile would also be the easiest to clean. Fred will go out for proposals to see what can be done to improve this area and assist the board in making a decision that was both viable and affordable.
9. Lounge chairs will be ordered for the pool area. The ones that we currently have are very old and they are falling apart due to time and sun exposure. Fred will get prices for groups of 10, 15 & 20.
10. The board unanimously approved the replacement of the Auto Gate security system at the pool. Parts are no longer available and there are no monitoring or warning capabilities with the current Auto Gate system. Fred will schedule the installation and replacement to a new Bravio system.
11. Sheila indicated that we needed to move along with repairs and getting them scheduled because they need to be done in the off season when the pool is closed.

NEW BUSINESS

1. Sheila gave Fred pictures that showed the debris that was left around the subdivision after GTL was packed up, loaded and ready to leave the subdivision. She spoke to the head foreman and reminded him about the leaves in the street and grass clippings that were blowing around. Jessie at GTL indicated to his boss Jody and to Fred that they cleaned up the debris. These pictures showed otherwise. Blowing leaves in the street where they can end up in the drain is a violation of the Fern Bluff Mud rules and leaves our community vulnerable to fines. It also leaves our community looking littered and it is not what we are paying for. Fred has and will continue to follow-up on this with Jody.

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2. Sheila reported that we survived the freeze without damage. She let the faucets trickle and although there were very long thick icicles we did not experience leaks and expenses that other associations did. Fred also had Pro Clean put RV antifreeze in the toilets to prevent the bowls and tanks from freezing. The flowers that were covered also survived undamaged.
3. The board received a proposal from a company last month for new playscape equipment. The estimate looked very reasonable. Fred was asked to try and invite that contractor to the next meeting to discuss his proposal with the board. We would like to see what can be affordably replaced and updated. The current equipment is old and some pieces are broken. The needs are more than just painting.
4. Fred will order crushed degraded gravel to replace all of the areas around the amenity center where erosion has taken place. Much of the gravel has washed away over the years and is leaving the concrete vulnerable to erosion and cracking. Damage from not replacing the gravel would be even more costly. Fred will get bids from Greater Texas Landscaping and MRP next week.
5. Bill reported that the sidewalk has dropped on the east side of the pavilion and we need a proposal to repair it. Fred will follow up.
6. Fred reported that he walked the corner of O'Connor and Morgan Hill with Sheila and they made a list of all of the broken or disconnect lights on both sides of the roadway. Fred will get a proposal to repair and clean up the lights. Some of the lights have grown into the trees and the wiring has stretched on some of the trees due to tree growth. These wires are in danger of snapping. There is also no lighting for bridge on the west side. Some of the lights were disconnected when new lights were previously installed and the dead heads are still left in the trees. If these can be inexpensively removed this will be considered.
7. Sheila suggested that we inquire about getting a Street (not traffic) light for the first street as you come into the subdivision from O'Connor and Morgan Hill. This area is very dark and it makes it very hard to see residents walking at night and early in the morning. Fred will look into the possibility of getting a light with Pedernales and Fern Bluff Mud. Fern Bluff Mud pays the electricity for the lights in the subdivision and Pedernales provides the lights and the service. Greg wanted the affected homeowner to be notified of this as he would not want a light added in front of his house. Sheila suggested that it would be good for added security and safety to these homes and would benefit the residents walking in this area.
8. Fred reported that the railing along Hillside, Sutter Creek and O'Connor will be painted by CertePro as soon as the handrail is repaired on O'Connor. We will receive the check from the insurance company next week and as soon as the repairs are done and the weather permits the work will be completed. The check is coming from Liberty Mutual out of New England.
9. The trail on O'Connor leading to the Fern Bluff Mud greenbelt has been repaired and Sheila reported that the top two steps made of railroad ties still needs to be replaced as they are rotted. In an earlier e-mail Fred provided the board with an amount for this repair. Fred will call the company back to replace the top two railroad ties and that amount to replace them was approved by the board.

10. Bill had recommended at an earlier meeting that the pavilion needed to be re-stained. Greg reiterated that at this meeting. We have been unable to get the insurance papers from the previous contractor that bid on this work so we are going out to bid again for a new contractor. We will also need Fred to get bids for the poles that support the awnings over the pool. They are rusting and leaving rusty drip lines. We also need to paint the inside and outside of the trim and doors at the pool amenity center. The bottom trim of the men's bathroom door has rotted out from all of the standing water. As soon as the repairs are made to the floor we will have a contractor cut out the rotted section and replace it with a plate. A previous contractor suggested this was possible to Fred and he said it would save having to buy the entire door. This was approved.
11. The Lifeguard stand was also discussed. The stand will need to be removed and stored. Possibly up in the rafters of the building. Since we are no longer hiring lifeguards the chair will only serve as an attractive nuisance and it could result in someone jumping from it and getting hurt. Since we don't have storage, putting it in the rafters would get it out of the way in case it is wanted at sometime in the future. The bolts in the concrete will need to be cut off and the concrete repaired.
12. The ugly yellow no outlet signs have been removed. Most were blown off or damaged by the wind and the one remaining sign will be removed.
13. Fred is getting a proposal for a sprinkler system on O'Connor to continue from Avery Ranch. When driving down O'Connor it becomes apparent where Oak Brook begins by the dead dry grass. The appearance is unsightly and solutions will be looked into.
14. The repairs to the leaking waterfall at the bridge were supposed to have been completed on January 14th. But the weather did not cooperate. Aqua Features will be out next week to repair the leaks.
15. Sheila had requested corrections to last year's Annual HOA Meeting minutes. Fred did not have a copy of the minutes that Real Manage took at the meeting last year. Sheila has a copy and will get it to Fred to correct. We also need to reserve the Fern Bluff Community center for the annual meeting. Suggested dates for the meeting were April 22nd or May 13th. Sheila will check with the center to get a date.
16. The board is having an audit done the Homeowners Associations books after the transition from Real Manage to Goodwin. The board asked the auditor to present any irregularities to the board directly. The auditor is Steve Tilson, CPA.
17. Fred will be providing the board at the next meeting with a proposal for handling fines on repeated violators. The board will be looking at a format that will discourage repeated unresolved violations. Fred will be presenting the board with a three step proposal for dealing with violators - courtesy, reminder, and then fine.
18. We reported several problems with the pool service provider from Crystal Clear Pools. This including leaving and not turning off the water which resulted in a major over filling of the

main pool. We also had a problem with this employee not filling and cleaning the baby pool. There were several other problems repeatedly reported and this resulted in this individual being replaced.

19. There was some discussion on the Newsletter and it was recommended that the board support the editor by sending articles for inclusion to each addition. Cheryl Quillman is the current editor. Sheila was very pleased with her as the editor. Sheila wanted to keep the size of the newsletter to a minimum and wanted to keep ads also to a minimum. She felt the newsletter's target was to get important news out and not become just a merchant advertisement. She also felt Oak Brook personals should be welcomed - i.e. babysitters, pet sitters, lawnmowers etc. These kind of advertisements directly beneficial the residents.
20. The board has saved a considerable amount of money this year from changes that were made in management and other unnecessary expense curtailments. It was suggested that we take the savings and put it in a separate account and use this to supplement any budget changes rather than take money from the reserve account. This would include expenses for emergency repairs that needed to be made. (i.e. storms, vandalism, unexpected water or electric increases) This was unanimously agreed upon.
21. Handling of late payments was discussed and voted on. When a resident is behind in their dues, one of the consequences is that their pool key is shut off. The future policy will be that the resident will need to allow 7 days for reinstatement after the payment has been made. This will allow the payment to clear and the proper department notified to make the reconnection.
22. Bill requested that we order two more cameras that swivel for the security system. This will provide better coverage. This was approved.
23. There was a bill presented to the board from Shades of Texas for the trailers used during the Christmas hayride event. Fred was asked to contact Christine Emmanuel to be sure that the invoice was correct and then authorized payment if it was.
24. The board will ask the county for a study of the problems at Morgan Hill and O'Connor. There seems to be problems at this intersection with traffic flow and reports of unsafe conditions. Although this is not part of Oak Brook's control, it is affecting Oak Brook's residents and we will ask the County to do a study and make appropriate corrections where possible.
25. Dave Quillman requested that the board make its minutes available to the public. This request was approved by the board and the minutes of our monthly meetings will be made available and placed in the Goodwin Homeowners site along with the Newsletters. This will be reported to the residents in the next newsletter. Sheila will make sure the minutes that are placed on the website are scrubbed of any names or identifying residential addresses and will put them in a PDF format. The Goodwin site is OBO.Goodwintx.com.
26. Greg reported that he would like to make sure that Pedernales paints or updates their electrical boxes in the neighborhood. Many are rusted out or the paint is chipped and peeling. He said the box at the corner of Graceland and Morgan Hill is especially bad.

27. Sheila has been reporting lights that are out in the subdivision on a regular basis. There are problems with getting Pedernales to respond. She is working with Janey Miller at Fern Bluff Mud to get these lights fixed and find some easy way to get Pedernales to respond in a more timely and effective way. It takes many repeated calls to get them to respond.
28. Greg would like the County notified that many of the sidewalks in Oak Brook are crumbling. Oak Brook no longer has control of the sidewalks or streets since they were turned over to the county. The uneven brick work on some of the corners also needs to be addressed. Last year a resident broke her ankle as result of the uneven brick work. Greg was especially concerned with the sidewalks from Graceland & Morgan Hill towards Avery Ranch.
29. It was suggested that we look at Ambient Light Sensors for the pool area. The lights at the pool are currently on timers. Several times during the year, Chris Blaicher has been resetting the timers for us. As the sunset and sunrise change with the seasons, or if we experience a power outage, the manual timers have to be reset. If the pool company fails to do this the lights come on at inappropriate times. Fred will enquire if this is possible and notify the board.
30. At the next meeting the board will begin to look at a maintenance scheduled based on the results of the reserve study.
31. There were more discussions on the fences and the fact that it has been an ongoing discussion for the past several years with two lawyers and multiple board members and community involvement and still no decision. The board will have to tie up some loose ends and then come to some kind of final consensus. Policies will be developed and a final plan readied for final votes.
32. The next regularly scheduled board meeting will be held on February 11th at 7:00 p.m. at the Goodwin conference room.

The meeting adorned at 9:06 p.m.

Minutes were prepared by Sheila Blaicher and approved by the board.