

Oak Brook HOA Meeting – February 15, 2012

Attendees: Rob Lesieur, President
Jim Ramsey, Vice President
Sheila Blaicher, Secretary/Treasurer
Kathy Taylor, Goodwin Property Manager

1. Board President Rob Lesieur called the meeting to order at 6:00 p.m. at the Fern Bluff Mud Community Center on Wyoming Springs Road.
2. Reading of the Minutes from the previous meeting were waived and unanimously approved as written.
3. Kathy presented the managers report and the financials.
4. A discussion followed about account coding of expenses. Rob proposed that Sheila meet with Matt to come up with a better way to record expenses to the Capital Reserve Account and the Capital Improvements Account. She will make an appointment to meet with Matt. The idea is to make each general ledger entry more transparent.
5. Kathy presented Rob with several documents that will need notarizing and recorded at the county. They will then need to be recorded on the website regarding CC&R's. Due to new state regulations, the CC&R's had to be modified. Rob will get notarized and recorded.
6. There are transformer boxes along O'Connor that are in bad shape that need to be replaced because they are rusted through. Kathy will be reporting them to PEC to get them replaced.
7. Kathy reported that the new barbecue grills at the amenity center are scheduled to be installed next week. They are currently being housed in the storage room.
8. Kathy was instructed to get with Laurie and get the store room and the pump room cleaned up and all items removed from the pump room and placed in the storage room.
9. There was a discussion about the disrepair of the fences surrounding the amenity center. Violations were issued for repair/replacement and there were questions from one of the owners regarding ownership. The HOA does not own these fences and Rob pointed out that the lot pin is located outside the resident's fence line. The discussion continued regarding how the board wanted Kathy to proceed with the violations based on the resident having asked the HOA to pay for what they said would be our half of the repairs. Kathy was instructed to notify the owner that a survey could be done but if the ownership proves to be their fence, as the board is confident thereof, then the homeowner would be required to pay for the survey unless the survey proved otherwise. We would not be paying for fences we don't have ownership of.
10. There was a discussion about the fence standards that the ACC worked on. This would include approval for shadow box fencing and provide additional language stating no duct tape or bailing wire would be allowed for holding up the fence. Fences in disrepair would be weighed against these standards. Austin will be updated so he can issue violations accordingly when necessary.

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11. Jim was assigned the task of studying and making a report/recommendation on two proposals the HOA received from companies wanting to do our new updated Reserve Study. Jim selected and suggested that we go with Facility Advisors and Rob seconded the motion. The cost at \$1750.00 was better than their competitor and they provided a better report. Kathy was instructed to schedule with Facility Advisors and Rob would do the walk around the community with the company.
12. The Annual Meeting was discussed along with what the HOA was going to present. Providing food this year was suggested as a way to hopefully get more active community participation. We will discuss further at the next board meeting.
13. The board accepted three bids from Hill Country Landscaping for landscaping improvements to our property South of O'Connor. They will need to be coded over three categories. Maintenance, Capital Reserve and Capital Improvement. Rob will get with Kathy to separate the invoices in the various categories.
14. The board reviewed the "Proposed Projects" list and prioritized which would begin first and which would be delayed.
15. Rob volunteered to head-up the clean-up of the Karst Preserve and would post on the various e-groups for volunteers to clear cedars and prepare for chipping.
16. Sheila reported that the neighborhood Facebook group had posted several complements on the improvements and repairs at the Glen Entrance. They were appreciated.
17. Rob reported that the repairs to the entrance at the Kiosk mail boxes were re-damaged. It was agreed that there was not much point in fixing it again because it was poorly designed years ago. The board will need to work on a new plan that will be more resident friendly. This will be added to the "Proposed Projects" list.
18. The board went into Executive Session to discuss Legal issues with a resident. No decisions were voted on but a plan of action to be discussed with the attorney was put together. Rob will follow through.
19. The next meeting of the Oak Brook HOA board will be held on Wednesday, March 21st, 2012 at 6:00 p.m. at the Fern Bluff Mud Community Center. The board regularly meets on the third Wednesday of each month.
20. The meeting adjourned at 8:00 p.m.

Meeting minutes were captured and printed by Sheila Blaicher