

## Oak Brook Monthly HOA Meeting – July 18, 2012

**Attendees:** Vice President, Sheila Blaicher  
Secretary/Treas., Jim Ramsey  
Goodwin Property Manager, Karen Vaughn

**Guest Attendees:** Chris Blaicher, Temporary ACC Chair  
Gary Ellis, Resident  
Bruce Barnett, Applicant for ACC

1. The meeting was called to order at 7:00 p.m. at the Fern Bluff Mud Community Center on Wyoming Springs.
2. The President had other commitments so Sheila conducted the meeting for the night.
3. The reading of the minutes were waived and deferred to the next meeting.
4. Gary Ellis reported that the lights to the property behind him had been removed. He had other questions/concerns about violations and fining procedures.
5. Karen will rearrange her schedule to meet our monthly meeting dates. She was only able to stay for the first part of the meeting to present the Managers Report.
6. Karen presented the managers report and went over the financials. Sheila asked Karen to be sure Rob was provided with a copy of the material presented to the board at the meeting.
7. Karen discussed concerns with our current pool company and suggested we switch to a company she has used in the past with much success. She provided the board with a proposal and they would be able to give us at savings of at least \$175.00 per month during the summer season. She said our current contract had expired and we only had to give 30 day notice of termination. Karen had numerous concerns with Crystal Clear including reliability and returning of phone calls and suggested we consider The Spa & Pool Shoppe. They repaired our lights and installed the two LED lights on time and as expected. Sheila and Jim agree to move forward with the change and suggested we discuss this with Rob for a consensus of the board and then give notice to Crystal Clear Pools. The new pool company would be able to also meet the early morning schedule of cleaning. There was one change to the contract which was in October. We needed three times a week through October instead of 1. Since Rob has to sign the contract we will give him an opportunity to review it and make any necessary change suggestions if needed.
8. Karen announced the Austin will be returning as our compliance driver.
9. Karen presented 3 tree proposals for the removal of the dead or dying trees in and around the amenity center. Two were around \$4,000.00 and one "Best Tree Service" was \$2208.30. This proposal did not include stump grinding so Karen will go back to get an update on the proposal which should also including two trees on O'Connor so the board could move ahead.
10. There was a brief discussion about two wrought iron fence screening violations that have occurred in the neighborhood. We reminded her of the screening policy and that property behind the fence must be properly screened from view.
11. Bruce Barnett applied for one of the two open positions on the ACC Committee. Chris Blaicher who is temporarily filling in on the board was on hand to provide information about the software used and any questions that Bruce had about being on the board. Bruce explained he is retired and has the time to spend on the position. There was a question and answer period.
12. Sheila updated the board on the status of the fountains. The past storm took them both off line but they were only down due to sticks in the propellers and were quickly brought up-line as part of the regular maintenance. Joe Tieber also had reported that the MUD is looking at a way to clean up the Graceland pond. We should get more updates at a later date.
13. The meeting adjourned at 7:25 p.m.

The minutes were captured by Sheila Blaicher