

February 8, 2016

Minutes:

Board Attendees:

Kevin Hutchison, Gregory Allen, Marc Smith, Karen Vaughn

Homeowner Attendees: Debbie Russell, Joe & Val Schmiedl, Janet Reber, Brian Wilson, Erik Wagner, John Dukes, Shelley Kurgan, Joe Teiber

Meeting called to order at 6:03 PM

Agenda:

- Manager Report
 - Pool / Amenity Center serviced by Pool and Spa Shoppe
 - Light bulbs replaced
 - Clean up from vandalism over Christmas
 - Coordinated Christmas decoration access from/return to storage.
 - Suggest we open pool bathrooms on February 9.
 - Tennis and Basketball Courts
 - Vandalism had decreased since the new fence/doors went in.
 - Mailbox Stations Serviced
 - Light bulbs replaced
 - Sensor repairs completed (for those mail box units that are on a dawn to dusk timer). Others are on a timer.
 - Need to consider painting the units. Karen will get estimates for us to consider.
 - Landscaping/Irrigation – Current contractor is Landscape USA
 - Our contractor is not meeting our quality expectations. Karen will be seeking bids to consider at next meeting.
 - Entrances w/lighting & water feature
 - Water features were emptied and cleaned.
 - Maintenance required every two years. Karen will work into budget accordingly for 2018 and beyond.
 - Karst Preserve
 - Cleanup has been completed and new trails are ready for us. Marc will include this in 1QNewsletter.
 - Ponds: Lighting and Fountains
 - All working as of today.
 - Sidewalks: Budgeted \$30,000 for 2016.
 - Safe Sidewalks (vendor) is ready for the next section to be addressed.
 - Pavcon did the major sidewalk repairs that were too big for Safe Sidewalks to address. After an audit last year, the locations that were deemed the worst had been identified and replaced.

- A walkthrough of the neighborhood will need to be done to identify additional major repair locations.
- Accounting. A quick review shows that we were in the black for 2015 with a plan to keep us in budget for 2016.
- Karen was asked to check in with the new security company on nightly drive through to understand what if anything they have encountered.

Homeowner discussions:

- During sidewalk discussions, Sonia B. indicated that the grassy areas near the corners of Sutter Creek need to be addressed. Apparently the grass was replaced with gravel and it is causing a safety concern. Kevin and Karen indicated they would look into the problem.
- Sonia B. of 202 Chesapeake, made numerous phone calls/e-mails to Goodwin management to address not receiving payment coupons. Karen will investigate.
- Sonia also brought up speeders through the Glenn and suggested speed bumps. Apparently the County does not support installation of speed bumps any longer. We added that homeowners can alert the Sheriff's department who will increase patrols and speed traps on best can do basis.
- Marc Smith will add a watch your speed article to the quarterly newsletter.
- September 2015 minutes Approval: Approved by motion by Kevin, approved by Greg.
- Common Area
 - Painting of Common Fence; First proposal received. This project will be to paint all of the woodcrete fences to freshen their look in an affordable way. Some suggestions made by homeowners present were to:
 - Have fences along O'Connor colors match those of Avery Ranch...
 - Shelly Kurgan suggested painting the entry fences a limestone color to make them stand out....
 - It was explained that the board is awaiting proposals to determine the feasibility of the project. It is clearly a magnitude less expense then replacing the fencing, and the complication that the fences are owned by homeowners may complicate the process.
 - It was brought up by Erik Wagner that by law we may not have an issue painting the public side of the fences.
 - The board will take this up next month when additional proposals are available.
 - If the project is approved, we will ask a committee to recommend colors and then will sent out to homeowners via survey for a vote.
- LCRA Transmission Line Update
 - Brian Wilson (was this his name?)/Shelly Kurgan
 - Shelly would like residences to log a formal letter with LCRA. A flyer will be delivered by hand to all homeowners.
 - Brian is from SaveBrushyCreek.com. Citizen committee and gave update on process on N3 route, Champion Park to Sam Bass Rd.

- Request for a person to chair a committee for Oak Brook. Will get with Brian offline.
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- Fireworks concerns were raised by Erik. Apparently New Years had a lot of activity with major fireworks being used in the neighborhood. The following was discussed:
 - Homeowners should call the Sheriff if they feel endangered and/or if they go on late into the evening.
 - The CCR's do ban fireworks in Oak Brook.
 - The board and Goodwin Management can't take action against violating homeowners unless names and/or addresses can be provided.
 - A suggestion to add our firework policy to the next newsletter was made. Marc Smith will add to 1Q newsletter.
 - The Board will discuss if other enforcement options are available.
 - A suggestion was made to post signs around the neighborhood reminding residents that fireworks are forebidden.
- A suggestion was made that the board commission the creation of some signs to post around the neighborhood reminding homeowners of upcoming board or annual meetings. The board will discuss this at next meeting.

Kevin closed the meeting at 7:08PM.

Executive Session:

- Legal
- Violations