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## OAK BROOK MONTHLY HOA MEETING – JANUARY 18, 2012

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

1. The meeting was called to order at 6:00 p.m. at the Fern Bluff Mud Community Center.
2. The minutes were approved with a correction to insert that the budget was approved at the October meeting.
3. Kathy presented the managers report.
  - a. Our reserves hold \$273,064.87 with a fund change to the positive of 20,949.00. She gave a detailed explanation of the year-to-date vs. actual figures.
  - b. She discussed the maps she pulled for the Karst Preserve Park and reported that there are 3.8 acres in the park with Fern Bluff MUD having an easement to the water tower and access to that property.
  - c. She presented the board with information on accounts that were on the foreclosure list. One would be making full restitution next week and the other is continuing to make payments to bring the account current.
  - d. The board requested that Kathy have Goodwin change the name on the website from Williamson County Oak Brook to Oak Brook. Residents would not know to look for Williamson County when trying to access the sight online looking for information.
4. Sheila reported that a lot of the initial work had been completed in the Karst area. The invoice from Eco Systems was approved for payment. A lot of Cedars and dead trees were removed and the entrance was cleaned along with many of the trails being reclaimed from dead debris and broken hanging or over grown limbs. Additional work will need to be scheduled for the area to continue with the clean up as the budget permits. Several additional dead cedars will need to be removed in the back left area of the property that backs up to the homes on Capri Isle.
5. A motion by Rob and seconded by Jim was approved for a bid from Hill Country Landscaping to replace the dead plants at the Glen entrance. They will be replaced with Texas natives that will need less water and result in tolerance to drought conditions. The invoice will include the addition of low voltage lighting for the area and a warranty. Rob thoroughly researched and followed through on the cleanup and modifications at the Glen including obtaining all bids.
6. A bid to add sandy loam and plants that require no water to the area on O'Connor where we rebuilt the retaining wall was approved not to exceed \$2800.00. This should improve the look of our entrance into Oak Brook from O'Connor. Jim pointed out that all plants to be selected for the area will need to be tolerant of both shade and sun which are both occurring at this location. He noted some plants on the bid might not be shade tolerant. The bid was approved with some of the plants in question being changed.
7. Bee Caves Drilling presented us with a bid for pulling our well head and drilling father to access more water for our well. The invoice was tabled for further discussion at a later date along with requests for additional information.
8. The board instructed Kathy to get a bid for automatic shut off sensors when water stops flowing to the pumps at the waterfall feature at the Oak Brook Bridge. There was some discussion about whether there was a sensor at one time and if the original sensors were removed. More follow up and research needs to be done.
9. There was a short discussion about two bids that were received for Reserve Studies. The board tabled the discussion to do more reading and follow-up on the bids received before a vote would be taken.

10. *Crystal Clear made several bids for questions the board had regarding serving the pool and time tables for performing that work. Discussions about the on-going drought and ability to refill the pool were discussed. The bids were tabled at this time.*
11. *The board needs to determine a budget amount allowance and then seek a proposal for flowers or plants for the pool area, entrance to the amenity center and the berm in front of the pavilion in addition to the strip along the tennis courts on Morgan Hill. The deer are eating the plants as soon as they are planted and something more permanent and attractive would need to be considered for replacement. The current quarterly allowance for flowers will need to be credited back from EcoSystems to Oak Brook.*
12. *There was a discussion about deed violation enforcement. The board is working on a letter that will go out to the residents regarding even enforcement of deed violations. There have been several that have been given a pass during the confusion and the issue was raised by some residents that believe they were receiving violation notices while others were not. A letter will be mailed giving residents time to clear up the violations and what the compliance driver will be looking for when issuing violations in the future. They will be given until the first of May to get violations corrected in advance of the issuance of their first courtesy notice. Also in that letter will be a link to the Goodwin Website for email blast notification of monthly meetings or emergency notifications.*
13. *It was also agreed that Austin, our compliance driver, would be instructed to hold off on issuing violations to residents that have dead patches in their lawns due to the drought. When the drought indications have passed, residents will be required to replant or bring their lawns back into compliance. Keeping weeds under control, edging and trimming will still be required along with keeping bushes and general landscaping kept in a manner that was clean and attractive.*
14. *Clean up of the trees, dead branches and debris on the ground on the south side of O'Connor will be put out to bid. The members also agreed to look at the budget, determine on-going projects, and piece out appropriately within that budget. We also agreed to hold back a portion of the improvement and maintenance budget for contingencies that might arise later in the year.*
15. *The next meeting of the board will be on February 15<sup>th</sup> at 6:00 p.m. This meeting is open to all Oak Brook residents.*
16. *The meeting adjourned at 7:45 p.m.*

*Minutes were captured by Sheila Blaicher*