

## **Minutes of Board Meeting – 9 January 2017**

### **Williamson County Oak Brook Owners Association, Inc.**

The public portion of the meeting was called to order at 6:08 PM by President Marc Smith. Directors present were Marc Smith, Gregory Allen, and Ray Mack.

#### **Manager Report**

#### **Minutes**

The minutes of the previous Board meeting (14 October 2016) were not prepared before the meeting. Ray Mack will prepare and present before the next meeting

Resident Comments

Kudos from all present for the very nice decorations during December.

#### **Open Session Agenda Items**

##### **Next two Board Meetings**

Fern Bluff MUD activity center is not available for the next two months. Unless matters arise that require an open meeting, there will be no February meeting. The same may be true of March, but we will attempt to hold a meeting at the pavillion if weather permits.

##### **Pool Construction Update**

Pool construction is proceeding. The board discussed the repairs that are necessary in the equipment room as well as the possibility of moving the equipment to a better location for access.

Three pool lights are reported to contain water. Approved expenditures for repair if necessary. Manager will have pool maintenance look at what is required.

Received the manager report of the source of the damage in the pool house. The roof was not repaired properly the last time allowing water to get into three places. Approved spending to repair the roof properly.

Approved spending additional funds to purchase maintenance of the new pool cameras.

##### **Quorum Requirements Amendment Discussion**

Residents have discussed the quorum failures on the Facebook group. We continued the

discussion and identified the process that will be necessary to amend the bylaws to allow for a lower quorum level for the annual meeting. The board suggests that we propose 64 (1/8 of the total voting strength) as the new quorum requirement. The actual number will be decided by the membership when the 12.5 per cent required quorum is present for amendments.

### **Web page Vendor Recommendation Page Discussion**

Greg Allen presented an alternative to adding the vendor recommendation page to our web pages. He presented Nextdoor which already provides the service we are contemplating. Adding the vendor recommendation was paused for further investigation.

### **Manager Report**

Karen Vaughn, manager, presented the manager report.

The manager reported the financial balances and expenditures as well as normal maintenance and repair activities.

### **Adjournment to Executive Session**

The board adjourned to executive session at 6:42 PM

### **Executive Session**

The board discussed private matters associated with covenant enforcement.

### **Adjournment**

The board returned to open session and adjourned the meeting at 6:48 PM.