

## **Minutes of Board Meeting – 17 September 2018**

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

The public portion of the meeting was called to order at 6:48 PM by President Marc Smith. Directors present were Marc Smith, Greg Allen, and Ray Mack. Also present was our property manager, Karen Vaughn.

#### **Minutes**

The minutes of the August meeting were approved.

#### **Resident Comments**

Owner reports that mulch on the trail to the Karst Preserve needs renewing. Karen will consult our landscape company for recommendations on refreshing the mulch this year, or wait until next.

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

##### **Common Area**

Greg has offered to donate Woodcrete fence materials excess to his needs for use to repair corporation fencing. We will need to verify that we in fact have room in the pool pump room to store the materials.

The fence contractor has not started repairs, but the bid is ready for him to begin. The contractor was thinking he would need to paint the fence but the painting contractor will go back and touch up after repairs.

The waterfall is not back in service due to weather. It should be primed and filled this coming week.

The board approved spending \$5200 for electrical work to Navajas Electric. Texas Outdoor was the low bidder but their performance on other projects has been less than adequate.

Pavilion electrical work is still in progress.

New electrical work will be needed for the amenity center area. We are changing from ground mounted lighting to tree based lighting to eliminate the issues with the fixtures getting broken quite often. We will update the wiring for lighting in the Glen first and move to the amenity center later. We tabled discussion of amenity center work and may schedule the work for the spring and the new budget year.

Karen has been unable to find a general contractor to bid on the proposed dog park. Goodwin will act as contractor and work with the trades to get the work done if approved. Anticipated cost is on the order of \$10,000 to \$12,000. Karen will identify the neighbors who will be adjacent to the dog park and the board will contact them to ensure there are no concerns. We tabled making a decision until the October meeting. Karen will follow up with the MUD to see if there are any concerns from them with respect to water quality or other issues.

We discussed when to close the pool. The decision is to plan on November 4 unless the weather gets cold sooner.

### **Welcome Wagon Committee**

The Welcome Wagon Committee has begun. The first contacts have been made and new owners are appreciative. We have used much of the initial materials, so the committee will need to replenish as appropriate.

### **Follow Up on Issues Tabled by Greg**

Greg had raised three regarding pool issues which had been postponed when he could not attend the past two meetings. These issues were: Swim Lesson Policy update, security of pool gate opener, and security of the pool fencing.

We reviewed the proposal for a swim lesson policy that would be appropriate for owners to hire teachers to teach them (mostly children) how to swim. This would be a change from the current policy which forbids the practice. We discussed issues that might place us at risk and need liability insurance. The decision was that we would not create a policy that would require additional insurance. The policy presented was a first draft and an updated policy will be presented for vote next month. The agreement of the board is that it is appropriate to update the policy to allow swim lessons where the teacher is a guest of an owner. At no time will swim lessons as a business be allowed at the pool.

Fence jumping at the pool seems to have subsided due to the added security we have. We have asked Karen to work with the security firm to add signs that the fence is under

surveillance to deter fence jumping. We looked at the areas where jumping has occurred and decided to make sure that the cameras cover those areas.

Owners and others have been reaching over the top of the gate and activating the button to unlock the gate. While it is difficult, it is still possible. Karen will work with the appropriate folks to add some height to the barrier on the gate to make it much more difficult to reach over and open the gate.

The pool is in need of some repair. There are places where the walls need attention and there are some rusty spots. Karen will work with the pool people to repair. It was already on her list.

Over time owners have done landscaping several of the ends of cul-de-sacs in the neighborhood without getting permission. A discussion of leaving some of the nicer landscaping ensued. A question as to whether to landscape the remaining cul-de-sacs was raised and Karen will discuss/get quotes from our landscape contractor and will present options next week?

A note to will be added to our quarterly newsletter that the common areas should not be landscaped by owners.

### **Manager's Report**

Karen Vaughn, manager, presented the manager report.

Karen presented the financial report. The finances are on track to come in under budget.

The budget is in process for 2019. Karen will email the proposed budget to the Board.

The fountains in the ponds are in need of repair. Karen will schedule repair work. She will also explore replacing them as they tend to be failing often.

The dog stand at Graceland needs to be replaced. It was brought up that the one near the fountain has been replaced and that a third where the trail intersects Hillside would be convenient. Karen will order two more stations.

### **Adjournment to Executive Session**

The board adjourned to executive session at 7:50 PM

### **Executive Session**

The board discussed private matters associated with covenant enforcement.

**Adjournment**

The board returned to open session and adjourned the meeting at 8:00 PM.