

## Oak Brook Monthly HOA Meeting – August 13, 2012

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

1. *The meeting was called to order at 6:05 p.m. at the Fern Bluff Mud Community Center on Wyoming Springs.*
2. *The meeting minutes of the last two meetings will be approved online and submitted to Karen for submission to the website.*
3. *Karen gave the following manager's Report:*
  - a. *She reported that Tree work had begun today.*
  - b. *An invoice from Manny's Maintenance Service for the Shed on O'Connor in the amount of \$2858.86 was presented. Approval was given with the requirement that the roof shingles be weathered wood color. This invoice also included a limestone cinder block wall to take care of the drainage problems.*
  - c. *The new pool contract with Pool & Spa Shoope was presented. After discussion it was agreed we would go with this company but some additional language needed to be added to the contract and agreed to. Added language would require the company to begin work at 8:00 a.m., to not dump drainage water on the trees, and "if you break it – you fix it".*
  - d. *Current month's financials were reviewed.*
4. *Rob asked Karen to find out what was causing the streaks in the pool that appear to be coming from around the pool lights. Karen will follow-up with Pool & Spa Shoope.*
5. *Sheila requested Karen follow up on the lights in the trees on O'Connor at the Bridge. They have been going down when it rains. Also the column lights on the south side of O'Connor are out. Karen will get with A-tex Electric and try to determine the problem.*
6. *There was a short discussion about driveway coatings. Rob asked Jim to request that the ACC committee recommend a policy regarding driveway coatings.*
7. *Rob reported that there were problems with the Reserve Study and he is requesting that a new study be done by someone else. He felt the current vendor was not capable of providing us with what he wanted and we needed. Karen was instructed to review other company options for the board to consider.*
8. *Rob culled together a 2013 Project Proposal Report that he put into a spreadsheet and presented to the board. It was agreed that we would take this home, prioritize the projects, and at the next meeting we would finalize these with the 2013 budget. If we had everything coordinated by the next meeting the board planned on voting on this at the next meeting.*
9. *The next meeting was scheduled for September 10<sup>th</sup>, 2012.*
10. *The meeting adjourned at 7:25 p.m.*

*The minutes were captured by Sheila Blaicher*

*Meeting Note: The September 10<sup>th</sup> meeting was cancelled due to scheduling conflicts and a new regularly monthly meeting date was established. From this meeting date going forward, meetings will be held on the second Monday of the Month at 6:00 p.m. still being held at the Fern Bluff Mud Community Center. The exceptions will be that the board does not meet in December (except under emergency conditions) and January and February's meetings will be held at the offices of Goodwin Management because the meeting rooms for those two months were previous booked.*