

## Oak Brook Home Owners Association Board of Directors Meeting Minutes – August 19, 2019

6:46PM: Meeting called to order. Director Smith and Director Allen were present along with Karen Vaughn (Property Manager) and about a dozen homeowners present. Karen has the list of owner attendees. Director Mack was absent.

6:47 Director Smith motioned to approve the April meeting minutes, Director Allen seconded, Minutes of the April meeting were approved.

6:48 Resident comments:

- A request was made to lower the unsupervised swimming pool age to 16. A note was taken for the board to discuss this proposal at the next meeting.

- A suggestion was made regarding improvements to the cul-de-sac on Sutterville Cove.

The resident will send details of their suggested improvements to Karen, but they were advised that we may not be able to do anything if that area is owned by Fern Bluff MUD. Karen will determine if any of the cul-de-sac lawn is Oak Brook common area and will report back at the next meeting.

- Discussion regarding traffic safety and the recent auto/fence collision was initiated. Several neighbors who live around the collision area were present. Regarding traffic safety and speed control in the neighborhood, the board indicated that the roads are owned by the county, and that the more OB homeowners who voice their concerns to the county, the more likely some action may be taken. The board will be sending out an e-mail regarding the recent accident and speeding/racing complaints, suggesting home owners call the county regarding this concern.

- A discussion on fence repair and paint matching ensued. Residents wanted clarification on who owns fences and what the HOA is responsible for. The board reminded homeowners that for the homeowners who "own" the Woodcrete fences on their property, they did not turn ownership of them over to the HOA prior to commencement of our painting project, they did sign over maintenance responsibilities to the HOA, which of course means the HOA is responsible to coordinate and pay for repairs needed due to wear and tear, and damage such as the result of the recent collision.

- One neighbor present indicated his fence needs a cap put on. Karen took down his address and will coordinate the replacement.

- Director Smith asked whether the recently touched up repairs were the right color. Karen indicated it was, but it may vary because the underlying fence color was different. Director Smith requested an additional coat of paint be applied to see if the colors can be matched better.

- A concern was brought up regarding the landscaping by the HOA owned fence along Sutter Creek Trail. Karen will work with our landscape vendor to determine what needs to be done to spruce up that section of the road/fence.

7:14 Common area

- Dog Park: The doggy water fountain has been installed. Discussion regarding additional improvements such as a canopy for shade, and a spring loaded hinge for the outer door ensued. Karen will get quotes for both.

- Front Entrance Improvements to replace the water fall at the Morgan Hill entrance were discussed. A proposal for installing a "disappearing fountain" was presented by Karen. The board discussed a few more ideas which Karen will take forward to our "Front entrance design committee" which we neglected to invite to this meeting.

7:20 Manager's report

- Operating account balance is \$299k, still under budget.

7:25 Director Smith made the following comments;

- Need to start to get quotes for hiring decorators for xmas decorations and decide if we can afford the Candy Canes as proposed at the annual meeting by Cathy Smith.
- The Welcome Wagon Committee needs the updated list of new homeowners (if any).

7:28 Director Allen made the following comments:

- Concerned about the fact that kids were climbing onto sun shade, jumping into pool. We have video evidence and know the time that one of the youngsters swiped their key to enter the pool. Karen is working to determine who the parents are to alert them of this problem.
- We are still concerned that people are jumping fence to get into pool. Karen was asked to determine if the fence can be raised in vulnerable areas on either side of the pool house and to determine if we can install hood over pool exit button so it cannot be accessed from above

7:37 The board adjourned to executive session

7:49 The board returned to the open meeting and adjourned.