
OAK BROOK MONTHLY HOA MEETING – NOVEMBER 17, 2011

Attendees: Rob Leisure, President,
Jim Ramsey, Vice President
Sheila Blaicher, Secretary/Treasurer
Kathy Taylor, Goodwin Property Manager
Jim Harvey, Crystal Clear Pools Management

1. The meeting was called to order at 6:00 p.m. at the Fern Bluff Mud Community Center.
2. Reading of the minutes was dispensed and the minutes were adopted.
3. Jimmy Harvey, from Crystal Clear pools, attended the meeting to discuss our contract renewal and problems /concerns that board members had with regards to performance and maintenance in general and the life of the pool equipment. The board wanted to know what a reasonable schedule was for the life of the mechanicals and the surface of the pool and how best to proceed those recommendations for updates, repairs and maintenance. The board approved the replacement of the drains in the baby pool to meet VGB requirements. This would require installing vacuum release drains as required by Federal Law at a cost of \$200.00. (VGB Law = Virginia Graham Baker law). The discussion included: Possible options for compliance with drought condition requirements; i.e., covers, filling options or not, powdered chlorine and the pros and cons of all. Automated Chlorine fillers were also discussed. Jim Harvey will get back to us with costs and a schedule for some of the required repairs and solutions for the grout and tile concerns along with options for the baby pool not being leveling concern. It was also asked if Crystal Clear had an option for making the baby pool clearer and more inviting for children. The board also needs to look at the drought situation in how it affects repairs to the pool if draining is required and we are not allowed to refill it.

Another concern was being able to reach technicians when problems arise after hours. If calling the regular after hour's number is not successful Jim gave the following numbers as emergency contacts: Christian at 589-7304 or Jim at 797-1219. Crystal Clear will get back to us by email with updates to our questions and include possible associated costs.

4. Kathy presented the managers report.
 - a. She notified the board that the coupons would be mailed next week and reminded the board that a letter needs to go out explaining the dues increase. Rob will be putting out a letter to explain the dues increase by Friday.
 - b. Kathy will get a report on the foreclosure activity for the board.
 - c. Tim Flores asked for a waiver of his \$25.00 fee but the board did not have a reference to make any decisions. Kathy will provide the board with pictures of his violation for our consideration.
 - d. The bid to repair the concrete on O'Connor was rejected by the BOD because he only wanted to trim and not replace the damaged section. Kathy will find someone else that can chip out the old and redo with a new block slab.
 - e. The board voted on a bid by Viking to replace the fencing in the Glen and extend the right side by two columns. The bid price was \$8,137.02 plus an addition \$500.00 for a thicker plank which would extend the life of the pickets by years. This bid was unanimously approved. It will update the fence running east and west behind the Hillside Home separating Oak Brook from Brushy Creek and the length of the entrance fence to the Glen. It also included staining. Kathy had Rob sign the agreement to gain access to the resident on Hillside's yard for the necessary work.
 - f. The excess vegetation and vines belong to Oak Brook will also be removed from the Glen Entrance that adjoins the Brushy Creek neighbors home.

- g. Kathy will check to be sure the trash in the Karst Cave preserve was emptied.*
 - h. Sheila was made parks committee contact and will meet with Mark Burns to see what it would cost to clean up and make trails more accessible in the Karst Cave Preserve area. She will also find someone to repair the tables in the area and email the price to the board for consideration.*
- 5. The Christmas programs were discussed and they were given \$700.00 allowance. There is no committee head for this program. It is in question whether the Hayride will take place this year since Christine Emanuel has moved. Janet Wilson does the Cookies with Santa Program and the Holiday Light Contest. Sheila will install the wreaths to the entrances of the subdivision and update them as necessary by replacing any broken decorations. Sheila will also work with Janet to make sure the rope lights for the pavilion are all working. Janet and her husband usually put up and take down the lights at the pavilion.*
 - 6. The budget for 2012 was formally approved.*
 - 7. The BOD will continue discussions at a later date about the prospects and options for Xeriscaping around the community. There was not enough time to get into a lengthy discussion about options. We can have Mark Burns, Superintendent for EcoSystems provide us with some options.*
 - 8. Rob will be drafting a letter to go to the homeowners giving them a heads-up that the compliance driver will be looking at structures that encroach in the set back areas and general maintenance and improvements of added structures. Unapproved items like tree houses and playscapes will be added to the list of items that will be placed on the radar of the compliance driver.*
 - 9. The next meeting of the board is scheduled to Wednesday, December 21st at 6:00 p.m. at the Fern Bluff Mud Community Center on Wyoming Springs Road. The BOD normally does not hold a meeting in December so it will be up to the board to decide if we will hold to tradition and cancel or convene on the 21st. Will be discussed further via email.*
 - 10. There was a short discussion about the Playground committee that is forming. This committee will be chaired by Stacey Leisure. Trish Morrison and Jamie Ferguson will co-chair.*
 - 11. The first meeting open to the public will begin on Wednesday, January 18, 2012 at 6:00 p.m. at the Fern Bluff Mud Community Center.*
 - 12. The meeting adjourned at 8:00 p.m.*

Minutes were captured by Sheila Blaicher