

**Oak Brook Homeowners Association Inc.**  
**Minutes of Annual Meeting**  
**June 13, 2016**

**1. Call to Order/Introductions**

Board President, Kevin Hutchinson, called the 2016 Annual Meeting to order at 6:32 p.m. There was a quorum met as this was a reschedule of last year's meeting that did not have a quorum. In attendance were board members, Kevin Hutchinson, Gregory Allen, Marc Smith, Property Manager, Karen Vaughn and 23 % of homeowners.  
Certification of Proxies: 55

**2. Nominations from floor for new board member**

Ray Mack was nominated as new board member. There was no opposition to this nomination and all present were in favor via verbal vote.

**3. Minutes from 2015 Annual Meeting**

There was no quorum at the 2015 called meeting, therefore, no minutes were approved.

**4. 2015 Unfinished business/accomplishments**

- A. Repair of sidewalks is still ongoing and about 80% complete.
- B. Basketball and tennis courts were resurfaced and the gate repaired.
- C. Mobile app now available. Residents now have three ways to communicate with the board: app, website or phone call.
- D. A bench was added at the front of the entryway by the bridge.
- E. Signage now posted in neighborhood (HOA meetings and No Fireworks).
- F. Neighborhood drive-thru Security patrols approved/initiated for 2016. No resident break-ins reported since security patrols began.
- G. Resident message kiosks installed by neighborhood mailboxes.
- H. Quarterly newsletters with report from the Board
- I. Town Hall meeting in the last six months with report from Sheriff and Road and Bridge Representative.
- J. Phone numbers posted at pool for emergency, maintenance and pool pollution. Please note if pool is closed due to feces in pool, it will be closed for 24 hours so it can be chemically treated.
- K. Resident inquired if forced mowing is the only thing the HOA can do to remedy situations where residents are not taking care of their lawn properly. Karen Vaughn stated residents are fined and liens can be placed on properties.

## **5. New Business**

- A. Resident ask about painting fences along Woodcrete. Permission must be received from all residents. A no was received from one resident, so fence cannot be painted. Options discussed were:
  - 1. Paint all fences except the one opposed to painting
  - 2. Power Wash all fences
  - 3. Partial paint on O'Connor to complement Avery Ranch stone
- B. Resident ask why it takes so long to repair downed neighborhood fences. Karen stated it is usually due to waiting on insurance checks.
- C. Resident ask about pool being renovated. (A post meeting committee will be formed to develop a proposal for updates to pool area.)
- D. Resident proposed that electrical outlets in common areas be upgraded to handle additional lighting needs, such as Christmas lights. Perhaps some outlets should be added that are not on timers.
- E. Resident requested trees that overhang on sidewalk to pool area be trimmed.

## **6. Manager's Report/Resident Questions**

- A. Karen Vaughn gave financial report for community. The HOA is under budget for the year. It was noted that extra money in reserves is there to repair Woodcrete fence. The board noted that they would survey residents before spending large amounts of budget funds. Reserve study tells HOA how much funds are needed in the budget for community improvements over time.
- B. Resident ask about spending funds to upgrade/renovate the pool area. It was noted that to upgrade the baby pool area to a splash pad would cost in excess of \$100,000. In addition to that yearly liability insurance would increase. A request was made of the board to provide quotes to upgrade pool area (Post Meeting Committee formed to research upgrade options.)
- C. Resident ask about No Smoking signs in pool area. There is currently a sign on the gate. Karen will review with Board as to adding additional signs or other options.
- D. Resident ask about visibility issue at the street corner/crossing in neighborhood. The Board stated they would meet with resident to view area of concern.
- E. Point of Information Meeting Noted for June 22 on Brushy Creek and Great Oaks Road changes and electrical high wires.

## **7. Meeting Adjournment**

This meeting was closed at 7:30 p.m. with resident Gary Elliott making a motion to adjourn and Jenny Solomon 2<sup>nd</sup> the motion. All in favor, meeting adjourned.