

Minutes of Board Meeting for September 14, 2020

Williamson County Oak Brook Owners Association, Inc.

The meeting was called to order at 6:05 PM by President Marc Smith. Directors present were Marc Smith, Greg Allen, and Property Manager Karen Vaughn of Goodwin. The meeting was held via Zoom. The meeting was available to owners using the same platform.

Approve Previous Minutes

Minutes from the July meeting were discussed. Karen has made live edits to the documents. Minutes with the discussed edits were approved. Karen will post the updated minutes.

Resident comments

No resident comments were made.

Open Session

Reserve Study Update

Board voted to approve the reserve study via email on 17 July. Study has been paid for. We expect some results of study at next month's meeting.

Electronic Voting

Legal guidance is that voting for board members cannot be done electronically and must be done in person. Other HOA business that must be voted by the membership can be voted via electronic means. There are currently no urgent issues/proposals that must be voted on. The board member whose term expired this year has been extended until an Annual Meeting can be convened.

Update on Dog Park

Board voted via email to approve the dog park improvement proposal given by Boy Scout Vincent Teran, approved on 30 July. Budget was approved not to exceed \$3600.

Pool Close Date

Board discussed new information about liability during COVID-19: insurance does not offer coverage of pandemic related issues. Association and HOA directors can be held personally liable, with no insurance protection. Discussed actions of other area HOAs. Greg motioned to close the pool immediately. Marc seconded. Motion passed unanimously. Karen will send a draft letter for board approval and will then inform the residents.

Manager's Report

A resident suggested a kiosk mini-library in a common area. The board discussed the suggestion and will consider a proposal. The board suggests that this resident chair a committee to develop this proposal, and the board is willing to provide a budget. Any proposal must be approved by the ACC.

The board discussed moving ACC transactions to the TownSq tool. Training for our ACC members is being arranged.

Residents have complained about trip hazard at the steps leading to the greenbelt trail from the Morgan Hill Mailbox parking lot. The hazards have been addressed and the board has requested that manager get quotes regarding the repair of steps, and possible replacement with concrete steps and/or a ramp.

Executive Session

At 6:50, the board entered the Executive Session.

At 7:04, the board returned to Open Session.

The board discussed the October meeting. It will be via Zoom.

The meeting was adjourned at 7:06 PM.