

## **Minutes of Board Meeting -- 11 July 2016**

### **Williamson County Oak Brook Owners Association, Inc.**

The public portion of the meeting was called to order at 6:02 PM by President Marc Smith. Directors present were Marc Smith, Gregory Allen, and Ray Mack.

#### **Manager Report**

Karen Vaughn, manager, reported the following items:

- 1) We may need to replace the pool gate because of wear.
- 2) The manager is looking at the possibility of moving corporate money among various bank accounts to maintain FDIC insurance protection. There was some discussion of the actual FDIC insurance limits and how such moves might be affected.
- 3) We are trending at \$29,000 under budget.
- 4) The manager reported the financial balances and expenditures.

#### **Minutes**

The minutes of the previous Board meeting (11 April 2016) were approved as written.

#### **Open Session Agenda Items**

##### **Resident Comments**

Tara would like to let neighbors know about Camp Gladiator. It is a chance to meet neighbors. Question whether it can be announced on the free month on Facebook? The Oakbrook Facebook page is owned by Dave Quillman rather than the corporation. It is OK to post a flyer at the mailboxes.

Another neighbor suggested that we consider the possibility of a fire safety presentation with Fire Safety month approaching in October.

##### **Update on Fishing in Ponds Question**

The manager has confirmed with Fern Bluff MUD that the MUD owns the ponds but the corporation owns the fountains and pays for the electricity. Any requests to change the fishing policy must be directed to the MUD directors. Interested neighbors may contact director Ray Mack for information on whether the MUD is allowed to restrict fishing by State law.

### **Mailbox Painting Update**

We are continuing to paint the mailboxes as part of normally budgeted and scheduled maintenance. Marc noted that several mailbox roofs are supported by wood that has compromised integrity. The manager will investigate what additional work may need to be done and report.

### **Landscaping Proposal**

The manager reported on the costs of various options for new planting and landscaping the various areas owned by the corporation. The board discussed the various options for landscaping and vendors. The board decided to experiment with the recommended vendor but to only update the plantings at 4 of the areas. The pool area will be postponed because of cost and to determine if the planting is cost effective. The plants in the proposed experiment are warranted.

### **Woodcrete Fence Maintenance Proposal Update**

The board and manager discussed the various options for maintenance of the woodcrete fences in the neighborhood. Most fences are owned by neighbors. Two neighbors declined to participate in the proposed fence painting project. Power washing is an alternative. The board decided to have the manager conduct an experiment on corporate owned fences to power wash so we can see the viability of that solution.

### **Sidewalk Repair Project Update**

Work is continuing on the sidewalk repair.

### **Mosquito Control**

The board discussed concern over the possibility of mosquito Zika transmission. The MUD has not approved spraying around the ponds. The board discussed options for mosquito control especially around the pool. The board took no action with respect to mosquito control on corporate property.

### **Firework Update**

Some neighbors called the manager during the July 4 weekend to report fireworks were being discharged. The board discussed the difficulty of enforcing the covenants since the roads are not part of the corporate property or the property covered by owners in the "property". The board decided to take no action since any proof of specific infractions is missing. The board attempted to limit firework activity by posting notice signs around the property indicating that the covenants prohibit use of fireworks. Five of those signs

were stolen from corporate property.

### **Courtesy Notice Discussion**

Director Ray Mack proposed, and Greg Allen concurred, that the courtesy notices that the manager sends to neighbors are decidedly discourteous. The board and the manager discussed the aspects of the infraction notifications that the manager sends on behalf of the board. It was resolved that Ray Mack will develop a new courtesy notice format for the board to consider along with a revised infraction notification system.

### **Pool Upgrade Committee Report**

The committee reported that work is continuing. Various aspects ranging from major changes to minimal changes have been explored. The next step is to contact various potential vendors to see how much various options would cost.

### **Hargis Creek Landscaping Discussion**

The board discussed the landscaping investigation that was requested at the annual meeting in May. Ray Mack reported that the bush mentioned does not follow the covenants. The neighbor will receive a courtesy notice to inform them that the bush does obstruct the sight line at the intersection and the appropriate resolution. Ray Mack also reported that many corporate owned intersection properties are also in violation of the covenant. Additionally, Ryland installed multiple Woodcrete fences on owner property that is non-compliant and those have existed since Ryland and Scott-Felder built those houses (over 20 years in some cases).

### **Pool Security Update**

The board discussed the electronic security system at the pool. The cameras are not recording. The board requested the manager to investigate options for updated electronic security that will allow better night operation as well as higher resolution recording.

### **Adjournment to Executive Session**

The board adjourned to executive session at 7:32 PM

### **Executive Session**

The board discussed private matters associated with covenant enforcement.

### **Adjournment**

The board returned to open session and adjourned the meeting at 7:57 PM.