

Oak Bluff Estates, Phase 2 Subdivision, Homeowners' Association

BOARD OF DIRECTORS MEETING

25 Meandering Way, Round Rock, TX 78664

Thursday, August 9, 2018

7:00 p.m.

MINUTES

I. Call to Order

The meeting was called to order at 7:11 p.m.

II. Establishment of Quorum

Board Members Present: Farrell Desselle, Michael Treadwell, Deke Kittrell, Tom Castro, Graves Owen, and Richard Caponigro. The Board Members present constituted a quorum.

Spectrum: Ander Mitchell

III. Presentation (Update on Forest Creek Country Club)

An overview of the planned renovations for the Forest Creek Country Club was presented by Steve Wright. He and his wife Donna have taken over the club and plan to purchase it. They have already begun the renovations and expect to have the first event in about 8 weeks. They will eventually install an outdoor pavilion where the tent structure currently sits. The tennis courts will be addressed in Phase II of the renovations. The new name for the club will be The Oaks at Forest Creek Country Club.

IV. Homeowner Open Forum

- A. 3-minute forum for homeowners present
- B. 5-minute response/speaking forum for Board Members

*Donna Allen came to show her appreciation to the Board and brought them all baked bread.

*Homeowner raised the issue of the construction zone

V. Approval of Prior Meeting Minutes (June 2018)

A motion by Deke Kittrell to approve the Minutes from June 2018 was seconded by Graves Owen. The motion carried, and the Minutes were approved.

VI. Financial Review

The Treasurer (Tom Castro) reviewed the Association financials and all accounts are in good standing. The Treasurer pointed out a number of atypical charges in the financial report, but they were all substantiated costs. The Board completed the review of the financials and moved to next order of business.

VII. Old Business

VIII. New Business

- A. 2019 Proposed Budget

The Board reviewed the 2019 Proposed Budget and made several changes. A motion by Tom Castro to raise the assessment to \$355 and eliminate the Early Bird Special was seconded by Michael Treadwell. The motion carried. The Board will be presented to the revised budget

Oak Bluff Estates, Phase 2 Subdivision, Homeowners' Association

reflecting the changes submitted at the Board meeting. A teleconference will be scheduled to vote on the budget in an open Board meeting.

IX. Committee Reports

A. Architectural Control Committee

There were no Architectural Control Committee (ACC) requests that required follow up. The HOA-managed website currently has an obsolete ACC Request form from the prior management company. Tom and Rich will get together to make sure it gets updated.

There are two ACC requests that have been approved and the projects are currently being completed.

B. Common Area Maintenance

There were no updates from the Common Area Maintenance Committee. The property has been mowed since the previous meeting. The committee (Pat Martin) will be asked for a plan for the medians that will be presented at the Annual Meeting.

C. Social Committee

1. Yard of the Month

The Social Committee (Shannon Probe) update the Board with the criteria used to select the winning homes.

2. Communication

The Board discussed the methods of communication with residents and the various ways to communicated with homeowners.

3. Other Activities

Bunco Night is still popular. The next Garage Sale will be in November. No date has been set for the Fall Festival.

******* (All committee members/homeowners are excused) *******

X. Executive Session

A. Aging Report

B. Violation Report

C. ACC Requests

The Board Executive Session commenced at 8:49 p.m. and consisted of a review of the Association's pending legal matters, Collections, Aging Report, Violation Report, ACC requests, and other pending issues.

The Board would like to schedule a new calibration drive with the Site Manager. The Board will get with Spectrum on a date.

XI. Next Board Meeting

The next Board meeting will be held by teleconference on Thursday, August 23, 2018, 6 p.m.

The next Board meeting will be held on Thursday, September 20, 2018, 7 p.m., 30 Meandering Way.

The Annual Meeting will be held on Thursday, November 8, 2018, 7:00 p.m., tentatively at The Oaks at Forest Creek Country Club.

Oak Bluff Estates, Phase 2 Subdivision, Homeowners' Association

XII. Adjournment

The meeting was adjourned at 9:40 p.m.