

Oak Bluff Estates, Phase 2 Subdivision, Homeowners' Association

BOARD OF DIRECTORS MEETING

25 Meandering Way, Round Rock, TX 78664

Thursday, February 15, 2018

7:00 p.m.

MINUTES

I. Call to Order

The meeting was called to order at 7:02 p.m.

II. Establishment of Quorum

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

Spectrum: Ander Mitchell

III. Homeowner Open Forum

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

There were no homeowners present for the open forum. Board members discussed the process for the sale of homes with existing unapproved improvement violations.

IV. Approval of Prior Meeting Minutes (January 2018)

A motion by Tom Castro to approve the Minutes from January 2018, as amended, was seconded by Deke Kittrell. The motion carried, and the Minutes were approved.

V. Financial Review

The Treasurer reviewed the Association financials and all accounts are in good standing. The Treasurer pointed out a number 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.

VI. Old Business

- A. The Proposed Bylaws Revision

Rich Caponigro proposed Bylaws Revisions based on the feedback provided at the annual meeting and presented a revision to Article XVIII for Board review. A motion by Graves Owen to pass the proposed Bylaws, with the added revision, was seconded by Deke Kittrell. The motion carried, and the new Bylaws were approved.

- B. Declaration of Covenants, Conditions and Restrictions (DCCRs) Revision (Status Update)

The deadline for a proposal to revise the DCC&Rs is July, per the governing documents. The Board will poll the owners for the single change to the DCC&Rs that will allow more frequent revisions. Tom Castro will draft intro language. Spectrum will send the Board the language used by other HOAs regarding the requirements for changes to the CC&Rs.

- C. Landscape Improvements Proposal (Greater Texas Landscapes)

The Board considered the landscape improvements bid proposal from Greater Texas Landscapes. Jim Wallen was not present, so the Board tabled the proposal. The Board will put

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together a work group to address the issue. Rich Caponigro will get with Greater Texas Landscapes to see if there are any repercussions to the Board installing new plants.

VII. New Business

A. Homeowner Access to the CR 123 Property

There is a combination lock on the property on CR 123. Spectrum will send an email to owners advising them to contact Spectrum if they would like the code to combo lock.

B. Controlled Burn Proposal

The controlled burn proposal from the landscape committee was declined by the Board.

VIII. Committee Reports

A. Architectural Control Committee

The Architectural Control Committee (ACC) reported the following issue:

*The status of a pool ACC Request.

*Pods for moving have a timeline when they can be displayed.

*Pump drilling has been completed.

*Homeowner with the window AC unit will be sent an unapproved improvement notice.

*Spectrum will check to ensure that all ACC Requests are visible to the Board online on the HOA website.

B. Common Area Maintenance

No additional information was presented regarding common area maintenance.

C. Social Committee

The Social Committee report was presented by Deke Kittrell and he will be hosting an event for the community on March 29, 2018, at his home.

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

IX. Executive Session

A. Aging Report

B. Violation Report

C. ACC Requests

The Board Executive Session commenced at 8:23 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 approved one request to waive late fees.

X. Next Board Meeting

The next Board meeting will be on Thursday, March 22, 2018, 7:00 p.m., 7 Misty Woods.

XI. Adjournment

The meeting was adjourned at 8:40 p.m.