

Oak Bluff Estates, Phase 2 Subdivision, Homeowners' Association

BOARD OF DIRECTORS MEETING

7 Wooded Way, Round Rock, TX 78664

Thursday, June 21, 2018

7:00 p.m.

MINUTES

I. Call to Order

The meeting was called to order at 7:10 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. Homeowner Open Forum

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

*Homeowner discussed the possibility of publishing a new directory.

IV. Approval of Prior Meeting Minutes (April 2018)

A motion by Deke Kittrell to approve the Minutes from April 2018 was seconded by Farrell Desselle. The motion carried, and the Minutes were approved.

V. Financial Review

The Treasurer (Tom Castro) 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. DCCRs Voting (Status Update)

The deadline for a proposal to revise the DCC&Rs is July, per the governing documents. The voting as begun and requires approval of not less than 65% (190 owners) of the owners. Reminders will be sent to owners who have not voted in an effort to reach quorum.

- B. Well for Common Water

The Board discussed the possibility of installing a water well for common area watering purposes. After further review and evaluation of the costs, the Board has tabled this issue. The Board will continue to look into other options, including xeriscaping.

- C. Resident's Directory

The CINC system has a Directory module which Spectrum has chosen not to activate, so the Resident's Directory current is not available. The decision was made by Spectrum because it would require activating the directory for all managed HOA websites. Ander Mitchell will check on the feasibility and the cost to Oak Bluff of having the directory brought online. In the meantime, he will provide the Board President with a spread sheet with homeowner contact info, to include Name, Property Address, Email Address, and Phone Number.

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VII. New Business

A. Insurance Renewal

The Board approved the renew of their insurance through Beardsall Insurance.

B. Calendar Milestones

The Board developed a calendar of milestones to keep track of deadlines. These include, but are not limited to, insurance renewal, management contract renewal, landscape management contract renewal, tax deadlines, and audit affidavit.

VIII. Committee Reports

A. Architectural Control Committee

There were no Architectural Control Committee (ACC) requests that required follow up.

B. Common Area Maintenance

The new Chair for Common Area Maintenance is Pat Martin. The committee has been charged with the task of exploring the feasibility and cost to phase in xeriscaping in the medians. A motion by Farrell Desselle to decline the sod installation was seconded by Graves Owen. The motion carried. A motion by Tom Castro to approve the sprinkler repair bid was seconded by Graves Owen. The motion carried.

C. Social Committee

1. Yard of the Month

The Board explored the possibility of implement a Yard of the Month contest. Four (4) residents have volunteered for this committee. Farrell Desselle will be assisting with this committee. The Social Committee (Shannon Probe) will document any criteria used to select the winning homes.

2. Other Community Activities

Another social committee activity that was suggested was Nerd Night. The social committee will explore this and a possible community activity.

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

IX. Executive Session

A. Aging Report

B. Violation Report

C. ACC Requests

The Board Executive Session commenced at 9:04 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 reviewed one request to waive late fees for delinquent annual HOA assessments. The request was denied.

X. Next Board Meeting

The next Board meeting will be on Thursday, August 9, 2018, 7:00 p.m., 25 Meandering Way.

XI. Adjournment

The meeting was adjourned at 9:33 p.m.