

Oak Bluff Estates, Phase 2 Subdivision, Homeowners' Association

BOARD OF DIRECTORS MEETING

33 Meandering Way, Round Rock, TX 78664

Wednesday, January 16, 2019

7:00 p.m.

MINUTES

I. Call to Order

The meeting was called to order at 7:00 p.m.

II. Establishment of Quorum

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

III. Homeowner Open Forum

A. 3-minute forum for homeowners present

B. 5-minute response/speaking forum for Board Members

There were no comments presented during the homeowner open forum.

IV. Approval of Prior Meeting Minutes (October 2018)

A motion by Rich Caponigro to approve the October 2018 minutes was seconded by Deke Kittrell. The motion carried.

V. Financial Review

The Treasurer (Rich Caponigro) reviewed the Association financials and identified several items that were over budget in 2018. The Board requested that Spectrum send reminders to owners about the deadlines for HOA assessments is January 29th after which late fees will apply. Spectrum will ensure that the 2019 Approved Budget is posted to the HOA website. The Board completed the review of the financials with no other concerns and moved to next order of business.

VI. Old Business

No new business was presented for discussion.

VII. New Business

No new business was presented for discussion.

VIII. Committee Reports

A. Architectural Control Committee

The redesigned ACC Request form has been completed and is now up on the HOA website.

B. Common Area Maintenance Committee

Pat Martin and Rich Caponigro gave the Common Area Maintenance report. The pressing issue for this year will be the island improvements. Pat will be talking to the landscaping company to talk about adding ground cover in some areas. The Board discussed installing the Rachio as part of the sprinkler system controller, but there is currently no internet access. The committee will consider this as part of the upgrades.

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Pat Martin has requested drawings from Brightview to see what they are proposing to install in the islands. The committee currently has an estimate for completing the improvements for all of the medians. The Board would like to see the final plan by mid-February.

The Common Area Maintenance Committee is currently seeking volunteers for each median. This will be an "Adopt-a-Median" volunteer effort.

There are several large trees that are down in the CR123 common area space, but they currently do not present a problem for maintenance. The Board will continue to monitor the trees in the area.

C. Social Committee

They are still looking for volunteers for the Social Committee. To reduce the workload, the Board suggested that they do two major events, one in the Spring and one for Winter (Christmas), in addition to the Bunco Nights. Doreen Kittrell and Rhonda Owen will be planning the Spring Event. Shannon Probe will continue to coordinate the Bunco Nights. They will continue to look for volunteers to coordinate the Winter Christmas event.

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

IX. Executive Session

- A. Aging Report
- B. Violation Report
- C. ACC Requests

The Board Executive Session commenced at 7:55 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.

X. Next Board Meeting

The next Board meeting will be held on Wednesday, March 13, 2019, 7:00 p.m., at 3 Meadow Run.

XI. Adjournment

The meeting was adjourned at 8:22 p.m.