

Oak Bluff Estates, Phase 2 Subdivision, Homeowners' Association

BOARD OF DIRECTORS MEETING

Teleconference

Tuesday, June 15, 2021

7:00 p.m.

MINUTES

I. Call to Order

The meeting was called to order at 7:06 p.m. by Dale Ricklefs.

II. Establishment of Quorum

Board Members Present: Dale Ricklefs, Steven King, Shane Hall, Pat Martin, and Farrell Desselle, and Stacey Foster. 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

The following homeowner comments were shared the open forum.

*Are there any plans proposed for the CR123 property? There are no future improvements planned for the property. The Board regularly mows the property and has added picnic tables. There are no plans for a park or pool because the area is in a flood zone.

*The pond near the CR123 needs to be dredged so that it can hold more water. The pond is managed by Williamson County. Shane Hall and another homeowner will be attending an informational meeting regarding the maintenance of the pond.

IV. Approval of Prior Meeting Minutes (April 2021)

A motion by Farrell Desselle to approve the April 2021 minutes was seconded by Pat Martin. The motion carried.

V. Financial Review

The Treasurer (Steven King) reviewed the Association's financials, and all accounts are in good standing.

- The HOA continues to be in an excellent financial position.
- Total assets total \$201,549.61 of the end of May 2021.
- There is currently \$64,595.08 in the Operating Account (represents a decrease of \$4,014.66 from the April 2021 report).
- There is currently \$136,954.53 in the Reserve account (the Reserve account increased by \$1,374.09 year-to-date).
- Accounts receivable (past due fees, fines, etc.) stand at \$11,570.90, down \$2,932.11 from the April, 2021 report. Of the total amount, \$1,775.00 is due to late/unpaid 2021 Annual Assessments.
- Accounts Receivable is expected to continue to decrease during the next financial reporting period as actions are taken to address the shortage.

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- We continue to significantly under-run the Water and Wastewater budget due to irrigation system improvements, repair to leaks, etc. (Year-to-date we have spent \$670.87 versus plan of \$3,333.35, a difference >\$2,600).
- As usual, the highest expense through the end of May, 2021 was for Landscape Maintenance Service at \$13,305.70. The expense for the current period is \$2,661.14 (\$202.81 over budget). JNS Landscapes are continuing to do a GREAT job on mowing, edging, trimming and the irrigation system. This was followed by the Management Contract (\$5,219.35) and Irrigation Maintenance/Repairs (\$1,908.99), respectively.
- The only other notable expense item is that we are currently under running the expenses were for Landscape Improvements/Repairs, we have spent \$348.29 versus a year-to-date plan of \$5,916.65. This will change as the Common Area improvements are completed. The summary of two (2) major plans were in the June 2021 Newsletter. The total expense for the improvements is just over \$24,000.
- Overall, the HOA Maintenance actuals are under budget (\$16,179.25 versus plan of \$21,333.90). In addition, the HOA is under budget year-to-date for overall Operating Expenses by over \$10,000.
- The Social Committee continues to be well under budget (\$0 actual versus plan of \$2,083.35). Good news, the Social Committee, chaired by Stacey Foster, now six volunteers from the neighborhood to come together to plan some family-friendly events for everyone to enjoy.
- We were able to transfer an additional \$1,374.09 to the Reserve Account year-to-date.

This concluded the Treasurer's report.

VI. Old Business

A. Facebook Page Administration (Status Update)

Pat Martin provided an update on the status of the Facebook page administration. She has been removed as an administrator. It currently exists as an information and is administered by Leslie Leatherman and Janis Delman. Nancy Durant will be added as well.

B. Newsletter (Status Update)

The President shared that she has received both positive and negative feedback regarding the Newsletter. Other Board member feedback was that it was excellent and informative, and that it worked to get volunteers for the Social Committee. A change suggested is that it needs to flow sequentially.

VII. New Business

A. Legislative Updates (2021 Session)

There were several items that passed during the recent legislative session that will affect HOAs and how they are managed. Most significantly, the new changes from this year's legislative session preclude Board members and persons in their immediate household from serving on both Board and the ACC. Another impactful change is that HOAs cannot regulate or limit the presence of religious artifacts on any property unless the item poses a safety hazard. There are a range of changes impacting enforcement rights, meeting notice requirements, ACC/ARC procedures, and board meetings.

B. Board Vacancy

The Board received and accepted the resignation of Graves Owen from the Board and the ACC. Board will make an effort to recruit someone before the next meeting. If no one expresses

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interest in serving on the Board by that time, then the position will be filled at the upcoming Annual Meeting.

C. Architectural Control Committee (ACC Appointments)

With the new changes from this year's legislative session, neither Board members nor persons in their immediate household can serve on the ACC. A motion by Shane Hall to appoint Lamar Urbanovsky and Donna Allen to the ACC was seconded by Steven King. The motion carried.

VIII. Committee Reports

A. Architectural Control Committee

The ACC Committee report was presented by Shane Hall. There are no outstanding ACC requests. Steven King received an offline question regarding ACC requests, and he was able to refer them back to the newsletter for information on how to submit an ACC Request.

B. Common Area Maintenance Committee

The Common Area Maintenance Committee was presented by Pat Martin.

1. Landscape Improvements (Status Update)

The landscape improvements have been completed and the metal borders have been installed. Pat Martin and Farrell Desselle are having a follow up meeting with the tree trimmers on Friday. One tree was missed, and it will be addressed on their next visit.

2. Crepe Myrtles (Potential Removal)

The Common Area Maintenance Committee has received an estimate (\$920.13) to remove twelve (12) crepe myrtles. They are located along Twin Ridge and in the three (3) center islands. Pat Martin and Farrell Desselle will meet onsite and determine which trees need to be removed.

C. Social Committee

The Social Committee report was presented by Stacey Foster. Seven (7) residents have expressed interest in serving on the Social Committee. Stacey Foster, Marissa Mayfield, Lauren Shower, and Stephanie Dougherty met to discuss possible events. The first event will be an "End of Summer Splash Down" to be held at The Oaks. The facility is free, and groups can bring food and refreshments in. The event is tentatively scheduled for either August 14 or 21, depending on the availability of the facility. Other potential activities include a pumpkin carving contest and a Christmas lights contest. The Social Committee recommends more active messages being posted on the Oak Bluff entrance marquee.

Several members of the Social Committee also expressed interest in reinstituting the Yard of the Month awards.

Contact information was shared with Stacey Foster to take back to the Social Committee regarding food trucks and having them available for social events.

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

IX. Executive Session

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

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The Board Executive Session commenced at 8:46 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, August 18, 2021, 7 p.m., at The Oaks at Forest Creek, 99 Twin Ridge Pkwy., Round Rock, TX 78664.

XI. Adjournment

The meeting was adjourned at 9:37 p.m.