

**OAK BLUFF ESTATES
PHASE II HOMEOWNERS ASSOCIATION
GENERAL MEETING**

NOVEMBER 9, 2009

Meeting was called to order at 7:10 PM at Forest Creek Golf Club House.

Present were Board members Charlie Arroyo, president; Tim Bass, vice-president; David Cox, treasurer; John Reynolds, secretary; Brian Thomson, member-at-large. Also present were Phyllis Star-Johnson, PS Property management, and PS Property staff. Absent board member: Mike Grimes, member-at-large.

Approval of previous minutes

1. Motion to approve the minutes.

Moved: Brian Thomson made a motion to waive the reading
Second: David Cox seconded
Vote: Unanimous

Year to Date Financial Reports

Presented by Phyllis Star-Johnson.

Total Assets are \$54,969.81

Only one homeowner is delinquent on their association dues. Compared to other HOAs, this is very good given the current financial times.

A review was made of actual vs. budgeted for Dec 2008 through October 2009.

2009-2010 Approved Budget Review (no general vote to adopt budget is required per bylaws; board approves)

Budgeted total income of \$89,447.00. Budgeted Income includes \$11,845.00 as a Money Market Account Subsidy.

Budgeted total expenses of 89,447.00. Budgeted Expenses includes \$7,104.00 for the contingency fund.

Questions raised about movement of line items to new categories and of actuals were addressed by Phyllis.

A request was made that next year a report is generated showing actuals of current year vs. budgeted for new year, prorated for months elapsed at time of report.

Election of Directors

No nominations were made from the floor. Motion to accept the three nominated board members (Brian Thomson, Tim Bass, John Reynolds) for new terms

Motion made by Dale Ricklefs

Second made by Fred Jewell

Vote: Unanimous

Committee reports and discussion

Social/Events:

Holiday party this year will be at the Dell Diamond Heritage Center on Dec. 16th

The board requests help in social/event planning.

A request was made to bring back winetasting events.

Landscape:

Discussion of proposed events sign to be placed on Twin Ridge

Plan to continue removing Bradford Pears as they age.

Discussion of oak wilt disease on homeowner's yards. Recommendation to have arborist spray, ~\$500/yr, or they need to be removed and replaced.

Landscaping plans to remortar the stones in the island wall to keep them from falling off into the road.

Newsletter:

Request to allow individual opt-out on receiving hardcopy newsletter as a cost savings. Bill Roof will work with Phyllis. Agreed to put a link on the website to indicate desire to opt-out.

Directory: no report

Web Site and advertising sales: no report

Architectural Review and Deed Compliance: no report

Community Affairs: no report beyond what has been in the newsletters.

Homeowner concerns included the following:

Irrigation system has not been turning off when it is raining.

Request made again to investigate drip irrigation as a water savings. Dick Shephard to work with Brian Thomson on gathering budget quotes.

Request to contact city of RR for repavement of our roads out of normal repair sequence. John Reynolds will make the contact.

Discussion of tower on CR123. It is a wireless Internet connection tower; There will be one every 3 miles. Emits 5W of energy, 1/4 of what a cell tower emits. The tower is in the county which has no zoning restrictions in the area, nor does the Hutto ETJ which is believed to include that property. The setback is only 35 feet from nearest home's property. The county does not have setback restrictions as strict as Round Rock. Request made to contact the CEO of the company and ask for the tower to be moved. Request to have the community and the HOA to work aggressively and spend money if needed to get the tower moved. Suggestion to talk to Brushy Creek HOA regarding how they handled a situation with a large billboard erected. Motion made to board to explore options and take some actions with regard to this tower situation. Motion made by Bill Roof, second by Janis Delman. Vote in favor unanimous. A committee will be formed and include concerned residents. James Jordan asked to be on committee. Also Janis Delman, Dan Johnson, Dale Ricklefs. The committee will report its findings to the Board.

Notice given that an EMS station is being planned for one of the buildings on CR123. Concern raised that their sirens might be disturbing. Board will contact city to ask that sirens not be turned on until EMS vehicles reach Red Bud.

The drawing for the 2010 annual assessment was won by the Peschke family of 45 Meandering Way.

Meeting adjournment

1. Motion to adjourn meeting

Moved: Janis Delman

Second: Pat Pennington

Vote: Unanimous

Meeting adjourned at 9:10