

Oak Bluff Estates Phase 2 Homeowners Association

Board of Directors Meeting

Minutes

Feb.22, 2007, 7 p.m.

1. **Call to order** –
 - a. President called to order at 7:19 p.m.
2. **Previous minutes** –
 - a. Minutes for 1/25/07 were presented for approval via e-mail prior to this meeting. Minutes were accepted as presented.
3. **Treasurer's report** –
 - a. No report pending receipt of manager's report

Committee reports

4. **ACC**
 - a. Re: Matter at 6 Hillview (Grimes): Arroyo directed PSProperty to issue a letter to property owner to have butcher block paper removed from structure's window. Paper has not been removed.

Moved: Roof; 2nd: Cox; Vote unanimous.
Move to issue a second letter by US Mail to property owner (Grimes) reminding them that butcher block paper must be removed from windows. Failure to comply within 30 days from postmark on letter will result action as stipulated in the CCRs.
 - b. Re: Matter at 7 Meadow Run (Miller): Grigsby reported that a replacement fence fronting on CR 123 had been installed with metal posts on the CR 123 side which is contrary to the requirements in the CCRs. Roof explained that the issue of metal posts had come before the board in the past and that fence was brought into compliance when property owner enclosed the metal posts in wood which matched the fence in like and kind.

Moved: Bass; 2nd: Grigsby; Vote unanimous.
Move to instruct PSProperty to notify property owner of noncompliance and further to instruct property owner to bring fence into compliance as stipulated in CCRs.
5. **Landscaping**
 - a. Thomson absent; no report
6. **Communications:** –
 - a. Roof reported he would contact Karen Gase to get an update on Directory and next newsletter
7. **Events** –
 - a. Arroyo announced a tentative .
8. **Community Affairs** –
 - a. Roof reported that the Mayor's Roundtable was rescheduled from 1/16 to 1/30 He will attend and advised the meeting is open to the public.
9. **Old Business** –
 - a. Board proposed eliminating Spring General Meeting via change to Bylaws requiring 55% vote. Board instructed PSProperty to seek an opinion from Pat Arthur regarding this matter such that a proxy be drafted for inclusion in the next newsletter including a statement as to why this proposal is being made.. We would like a proxy drafted that proposed this with the rationale as to why. We would send out as an insert in our next newsletter like we did for the Holiday Party invitation. Motion passed.

b.

Motion: Cox; 2nd: Bass; Vote unanimous.

Move to explore eliminating the Spring general Meeting by amending the Bylaws through use of a proxy vote

10. New Business –

- a. Board was advised that formation of two study committees would be complete by April 1, those being a Bylaws study committee and a finance study committee. Committee formations are in response to a consensus at the November General Meeting.
- b. ACC forms will updated by Arroyo

11. Announcements –

- a. None

12. Next meeting – march 22, 2007

13. Adjournment – 8:59.