

Oak Bluff Estates Phase 2 Homeowners Association Board of Directors Meeting

Minutes

March.22, 2007, 7 p.m.

1. **Call to order** –
 - a. President called to order at 7:24 p.m.
2. **Previous minutes** –
 - a. Minutes for 2/22/07 were presented for approval via e-mail prior to this meeting.

Moved: Grigsby; 2nd: Thomson; Vote unanimous.

Move to accept minutes as presented.

3. **Treasurer's report** –
 - a. Question regarding the apparent large number of assessment non-pays. Charlie will query PSProperty. in response to further questions from the Board, Charlie will also query PSProperty regarding budget variance and various budget line items in Landscaping section. Questions involved lines itmes that were thought to have been rolled into the Landscaping contract.

Moved: Thomson; 2nd: Roof; Vote unanimous.

Move to extend annual landscaping contract with EcoSystems to end of current FY so that contract is synchronized with FY for better financial control.

Committee reports

4. **ACC**
 - a. Re: Matter at 7 Meadow Run (Miller): Grigsby reported property owner said he would comply with directive to bring metal fence posts into compliance.
 - b. Re: How ACC manages applications. To clarify the process:
 - i. ACC applications will come to chairman of the ACC for committee distribution and action
 - ii. If a simple notification form, then ACC acknowledges receipt with copies to applicant and to PSProperty
 - iii. If variance is required, ACC forwards required check and copy of application to PSProperty. ACC evaluates application and either approves or rejects variance. Decision is forwarded to PSProperty.
5. **Landscaping**
 - a. See discussion under Financial Report
6. **Communications:** –
 - a. Newsletter and annual directory are pending
7. **Events** –
 - a. Arroyo presented events calendar.
8. **Community Affairs** –
 - a. Roof reported on status of Red Bud project.
9. **Old Business** –
 - a. PSProperty mailed request to property owners asking for vote on discontinuing Spring Annual meeting by amending bylaws.

10. **New Business** –

- a. Board was advised that formation of two study committees would be completed, 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 – , 2007

13. Adjournment – 8:51.

Not present: Dvid Cox, Tim Bass