

Minutes of Oak Brook HOA Board Meeting

13 September 2021

Meeting was held in person at Fern Bluff MUD Community Center. Zoom was also made available.

Board members Marc Smith, Rick Mason, and Greg Allen were present. Community Manager Kristi Estes was present via Zoom. One homeowner was present in the audience.

Meeting was called to order at 6:35 PM.

Minutes

Minutes from the August 2021 meeting were approved.

Resident Comments

No comments from the residents.

Reports

No committee reports.

Marc says he is awaiting a list of new community members for the Welcome Wagon.

2022 Budget

Budget discussion and questions.

Budget was approved as presented.

Documents for Legislative Updates

Discussion and questions.

Rick motioned to approve all four resolutions, subject to a change regarding the height of a security fence, stating that the security fence must be no higher than four feet. A text overrun error was also noted. The motion was approved.

After receiving updated documents, Greg will review and sign the documents and have them notarized.

Maintenance Projects

Discussed repairing, painting, and roofing the mailbox kiosks. Bid for mailbox kiosks from CTX Roofing was approved.

Discussed removal of downed trees. Bid from FreshScapes for \$3800 was approved to remove three trees: one at the entry, and two in the Karst Preserve.

Discussed trail repair at the trail entry near the main entrance. Marc motioned to approve funds not to exceed \$8000 for this repair. The motion was approved.

Discussed repair of fence at entrance, caused by county installation of traffic lights. Kristi will begin the process of repair.

Discussed power washing the bridge at the main entrance.

Discussed replacement of tennis court net. Kristi will begin the process of repair.

Manager's Report

All needed items have already been discussed.

Executive Session

Discussed violations and expectations from board.

Adjournment

The meeting was adjourned at 8:50 PM.