

## **Minutes of Board Meeting – 12 October 2020**

### **Williamson County Oak Brook Owners Association, Inc.**

The public portion of the meeting was called to order at 6:03 PM by President Marc Smith. Directors present were Marc Smith, Greg Allen, Ray Mack, and our Property Manager Kristi Estes. The meeting was held electronically, but residents also attended.

#### **Minutes**

The minutes of the previous meeting on September 14 were approved with updates. Clarified to state that Marc Smith's continuing as a director only until an election can be held. A discussion of electronic elections and corporate governance was held.

#### **Open Session Agenda Items**

##### **Resident Comments:**

Joel Thomason reiterated importance of opening the pool in the spring. The Board will reevaluate opening in 6 months. The Board explained the reason why the pool was open during the pandemic and closed quickly at the end of the season.

##### **Committee Reports:**

Fountain committee has no report. Funding is frozen awaiting completion of the new reserve study.

Welcome wagon committee needs an update of new owners.

Dog Park improvements are in process. Greg let Scouts in for restrooms last weekend. Greg or Kristi will let the Scouts in for upcoming weekend.

##### **Pending Projects:**

Update on transition from Karen.

Numbers for mailboxes are still in process. We have bought the stickers to apply new numbers.

The 3Q Newsletter needs updates before going out to cover new manager and FAQ's including details on how to submit ACC applications.

#### **Budget Review:**

The Board reviewed the proposed budget and went over each line item for accuracy and appropriateness. This was a significant discussion. The water feature/fountain line items were swapped. We also asked for clarification of what the various Internet and other communications expenses included.

The electronic panel for the amenities needs to be replaced and is included in the budget.

The Board did not receive the notification of information going to credit bureaus along with delinquency procedures. Kristi explained the delinquency money process. A decision on whether we want to report to credit bureaus will be discussed at the next meeting.

Motion made seconded and approved to approve the budget as revised.

Meeting was adjourned to executive session at 7:45.

#### **Adjournment**

The board returned to open session and adjourned the meeting at 8:12 PM.