

Minutes of Oak Brook HOA Annual Meeting

9 June 2025

The meeting was called to order at 6:33 PM. It was held at the Fern Bluff MUD Community Center. In attendance were board members Marc Smith, Rick Mason, and Greg Allen, and Community Manager Alice English. Members of the ACC were also present. Approximately a dozen additional residents were present.

The Annual Meeting has a confirmed quorum.

Minutes

The minutes from the June 2024 Annual Meeting were approved.

Manager's Report

Community Manager Alice English spoke to the documents in the meeting packet, including common area vendors, accounting, and restriction enforcement.

Guest Speaker

Our guest speaker was Firefighter Tom Le with the Sam Bass Fire Department. Mr. Le spoke to Fire Safety and Wild Fire Prevention, and took questions from the floor.

Director's Report

Marc talked to the Director's Report that is included in the meeting packet.

Q: How often does the compliance driver come around? Every two weeks.

Architectural Control Committee (ACC) Report

Bryan Knox of the ACC spoke to the ACC annual review slides that are included in the meeting packet.

Board Election

Alice gathered the ballots to count the results.

Voting results: Greg Allen is re-elected to the board.

Communication from Homeowners

Q: Are there new statutes in the pipeline that will affect CCRs? None yet. The statute allowing chickens has been declined.

Q: What about fishing in the ponds? The ponds don't belong to Oak Brook, but to Fern Bluff MUD. They are retention ponds and the MUD has ruled that there should be no fishing. Also, the monofilament line damages the fountain pumps.

Q: Possibility of a more firm pool opening date? The board is aware of the request, and is willing to discuss.

Q: Is there any plan for the land next to the dog park? Not currently.

Adjournment

The meeting was adjourned at 7:56 PM.