

Minutes of Board Meeting – 12 September 2017

Williamson County Oak Brook Owners Association, Inc.

The public portion of the meeting was called to order at 6:46 PM by President Marc Smith. Directors present were Marc Smith, Greg Allen, and Ray Mack.

Minutes

The minutes of the previous Board meeting were approved.

Resident Comments

Residents requested that the pool stay open as long as weather remains warm. The board agreed and moved closing to the first of November. Restrooms will remain open through December until repairs begin on the amenity center.

Residents again gave kudos on the new pool and observed that many more are using the pool now.

Open Session Agenda Items

Woodcrete Fence Committee Report

The board discussed the options at length including issues with leveling fences and the issues with the vines (planted by Ryland) that cover many fences and cause issues.

The conclusion is that the board will again seek approval to paint the fences. The board will paint all fences belonging to the corporation as well as those agreed by owners. The new color will be deemed to be the standard and owners who do not use the corporation to paint will be deemed out of compliance and in disrepair. Those owners will need to arrange to have their fence leveled and painted at their own expense.

The board will follow up with the corporate lawyer for proper language and method to accomplish the process.

Landscaping Update

Landscaping at the entrance to The Glen is complete.

The cleanup of the trail near Capris Isle is complete. Mulch still needs to be installed.

Manager Report

Karen Vaughn, manager, presented the manager report.

The manager reported the financial balances and expenditures as well as normal maintenance and repair activities.

The 2018 budget is being prepared.

Fence and pool house repairs need to be added to the budget.

Dues will stay the same for next year.

New LED lights at the amenity center are installed.

Adjournment to Executive Session

The board adjourned to executive session at 7:15 PM

Executive Session

The board discussed private matters associated with covenant enforcement.

Adjournment

The board returned to open session and adjourned the meeting at 7:20 PM.