

**Williamson County Oak Brook Owners Association, Inc.**  
**Minutes of Annual Meeting**  
**June 12, 2017**

**1. Call to Order/Introductions**

Board President, Marc Smith, called the 2017 Annual Meeting to order at 6:30 p.m. Verification that quorum was met with 149 residents and/or certified proxies. In attendance were board members, Marc Smith, Gregory Allen, and Ray Mack, and Karen Vaughn, Property Manager.

**2. Review of Minutes from 2016 Annual Meeting**

There were no questions after review of the 2016 minutes. Glen Beck made a motion to approve the minutes, Shelley 2<sup>nd</sup> the motion, and the minutes were approved by all.

**3. Report of Officers**

Resident, Kevin Hutchinson, made a motion to change the number to constitute an initial quorum for Annual Meetings from 25% of homeowners to 65 homeowners. There was discussion as to why this needs to be approved. Shelley 2<sup>nd</sup> the motion. The motion was approved by all.

**4. Call for Nominations of New Board Member**

It was announced that Marc Smith is running again for the board. There was a call for any other nominations from the floor. There were no volunteers from the floor. There was no opposition to Marc Smith as the nomination, and all present were in favor via verbal vote.

**5. Manager's Report/Resident Questions**

- A. Karen Vaughn gave financial report for community. Karen reviewed the common areas that the Property Manager is responsible, including the pool area, amenity center, tennis and basketball courts, landscaping & irrigation, entrances with lighting and water features, Karst Preserve, pond lighting and fountains, trail-walking path (behind pool area). Residents should contact Karen if there are any concerns with these areas.
- B. Karen reviewed the 2016 financials and the 2017 current budget. The HOA is expected to be under budget at the end of 2017 by \$43,000.00.
- C. Karen noted the property is driven for violations every two weeks. Even if residents see violations in the neighborhood, it doesn't mean that homeowners are not receiving fines/violations from the Association. If you see violations that continue, residents can call Karen and she will update you as much as is legally allowed. Residents can also logon to Goodwin Management Website for additional information. The HOA also has a phone app that residents can download. This app allows residents to send uploaded pictures and/or violations. Also available to residents is the Oakbrook HOA web page at [www.oakbrookroundrock.org](http://www.oakbrookroundrock.org).

- D. Resident ask about the two ponds that need to be cleaned up. Karen noted that the landscape vendor comes once a month to clean the ponds. It was noted to the residents that the Oakbrook HOA does not own the ponds, they only maintain the fountains.
- E. A resident also noted that the landscaping at Sutter Creek is not happening on a consistent basis. Karen stated the board is going out for bids for a new landscaping company. Lighting maintenance is also out for bid. It was also noted there is one section that never gets mowed. The board will determine if this is the resident's responsibility or if it should be added to the landscape contract.
- F. A resident ask about the new landscaping at the front of the neighborhood and who decides on these improvements. It was noted that this is a board level decision.
- G. A resident ask if the trash at the pool/amenity area could be picked up more often, due to it overflowing on the weekends. The Board noted they will look at possibly adding additional days to the removal of trash.
- H. A resident ask if there is an advisory board for home owners as it relates to break-ins and theft in the neighborhood. The board noted that they have done a survey before to see if residents were interested in a Crime Watch Committee, however, there was little to no response.
- I. A resident noted the Karst Preserve area was not mowed again. Karen stated she would have her maintenance person look at weed-eating the area.

## **6. New Business**

- A. The Board noted that new upgrades to the pool house will happen in the next year. A new roof is also planned for the pool house. The cameras at Oakbrook pool house are a great addition to what is happening at the pool area. An audible alarm will sound if the pool area is entered after hours. There is also a plan in the future to reconstruct the bathrooms.
- B. A resident ask if there is a summary of upgrades planned for the property. The Board stated they would send this information out in an email, quarterly newsletter, and post at mailbox kiosks.
- C. A resident made the suggestion for residents to talk with their neighbors about what they hear is going on in the neighborhood. Karen noted that she can send notices out through email and/or post at mailbox kiosks when information is provided.
- D. A resident ask about the fences to the exterior of the neighborhood that need paint, cleaning, or something to make them look better. There was a discussion about the past efforts of the board to get residents approval to maintain the fences. However, some of the fences are owned by the residents, and the board cannot paint just some of the fences and it look good. The board noted they would continue to work on a solution to improving the look of the fence.
- E. A resident noted that the tree moss on trees in the neighborhood is a real problem. It was noted that all residents need to treat this or it will kill the trees. The HOA is only able to treat trees in the common areas and cannot force to residents to treat their trees. It was noted the MUD district is having a meeting the next evening, and that would be a good place to make a recommendation to them. Karen also noted

she would get recommendations from the Landscape Company as to what can be done and have it published in the newsletter.

**7. Meeting Adjournment**

This meeting was closed at 7:40 p.m. with resident Kathy Smith making a motion to adjourn and Glen Beck 2<sup>nd</sup> the motion. All in favor, meeting adjourned.