

Minutes of Oak Brook HOA Board Meeting

24 May 2021

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

Board members Marc Smith and Greg Allen were present. Newly elected board member Rick Mason and outgoing board member Ray Mack were present. Community Manager Kristi Estes was present. Approximately 10 homeowners were also present in the audience.

Meeting was called to order at 6:37 PM.

Minutes

Minutes from the March 2021 meeting were approved.

Resident Comments

One resident asked about a specific ACC request. The board advised that the matter was under review.

Election Results

Marc Smith and Rick Mason both ran unopposed, and were both elected to the HOA board.

Minutes from the 2019 Annual Meeting were approved.

Community Highlights Since 2019

President Marc Smith read through a sizeable list of accomplishments, improvements, and repairs that have been overseen by the HOA board since 2019. Highlights include a dog park, landscaping improvements, the welcome wagon program, and a reserve study. Also discussed was our new Property Manager and driver.

Welcome Wagon Report

In 2020, 26 Welcome Baskets were delivered to new neighbors through October 9. In 2021 to date, 14 baskets have been delivered or are in progress.

ACC Report

David Travino presented the 2020-2021 ACC Report. There was a significant increase in ACC requests, from 31 in all of 2020 to 103 in 2021 to date. 89% have been approved or are in process, with an average processing time of 11 days.

Manager's Report

Websites managed by the HOA and by Goodwin Management Company were discussed.

The HOA budget was discussed. Oak Brook continues to operate within budget, and has cash assets of approximately \$415K.

Property violations were discussed. Also discussed were our new standards document, and difficulties encountered with enforcing some maintenance items that had previously been neglected. The standards document is available from the websites.

Executive Session

No executive session was held.

Adjournment

The meeting was adjourned at 7:45 PM.