

Minutes of Oak Brook HOA Board Meeting 6 October 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. Four other residents were present.

Minutes

The minutes from the September 2025 Meeting were approved.

Resident Comments

Question from homeowners about the timeline on the repair of their damaged woodcrete fence. The board is also surprised at how long this process has taken. We got a second insurance adjuster estimate and it approximately matched the previous estimate. We are pending two additional estimates. Board requests a repair time estimate from Jeremy.

Question from homeowner about removal of a dead tree.

Question about approval of racoon guards on a roof installation.

Financials

Review of the Balance Sheet and Income Statement documents included in the meeting packet.

New Business

Board discussed not making a change for the CD renewal.

Discussion about the increase of water cost. The usage has been approximately the same over years. We expect to come in within budget when averaged over the year.

Board tentatively plans to close the pool on 3 November.

Old Business

Pool signs have up-to-date contact information.

Additional pool camera replacements are deferred to next year.

Landscape work at the Karst Preserve is complete.

Pool covering installations have been completed.

Beth Duncan discussed the proposed xeriscape policy. Board requests that Beth makes suggested updates and sends to the board for review, and also for review by the ACC.

Entered executive session at 7:26 PM.

Returned to open session at 8:43 PM. Because of increased expenses, board voted to increase monthly dues by \$5.

Adjournment

The meeting was adjourned at 8:36 PM. The next meeting is planned for 10 November