

# Minutes of Oak Brook HOA Annual Meeting

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13 June 2022

The meeting was called to order at 6:30 PM. It was held at the Fern Bluff MUD Community Center. In attendance were board members Marc Smith, Rick Mason, and Greg Allen, and also Community Manager Kristi Estes. Also in attendance were Joe Pere and David Trevino of the ACC. About 8 additional residents were in attendance.

## Verification of Quorum

Kristi verified that we have met quorum, with more than 100 absentee ballots received.

## Guest Speaker

Janie Miller, General Manager of Fern Bluff MUD, spoke about water services to Oak Brook. She also took questions from attendees.

## Board of Directors Report

Marc went through the report, as included in the meeting material.

Joe Pere, chair of the Oak Brook Architectural Control Committee (ACC), presented to his slides as included in the meeting material. He gave an overview of the ACC, and provided a summary of activities over the past year. He also took questions from attendees.

The Welcome Wagon Committee has delivered 15 baskets to new homeowners in the last year.

Marc discussed the projects and repair work done in Oak Brook in the past year. He also discussed upcoming projects.

Marc discussed guidance and policy documents that have been created and published in the past year.

## Final Call for Election Candidates

No additional candidates came forward.

## Tally of Election Votes

Greg Allen was re-elected to the HOA Board.

## Manager's Report

Community Manager Kristi Estes introduced herself, and presented to her slides as included in the meeting material.

- Discussed TownSq and smartwebs, the websites managed by Goodwin.
- Discussed the Architectural Application Form, on the board-managed Oak Brook website.

- Covered the HOA balance sheet, 12 month budget, and YTD financial report. Oak Brook continues to operate within budget.
- Covered tips for common property violations, and an overview of violations in the past year.
- Provided contact information for various support teams within Goodwin.

## Resident Comments

Discussed a sidewalk along Morgan Hill Trail.

Discussed dog droppings around the dog park and in front yards.

Discussed that FaceBook is not an official communication channel for the HOA.

## Adjournment

The meeting was adjourned at 7:38 PM.

The next HOA Board meeting is planned to be July 11th.