

# Minutes of Oak Brook HOA Board Meeting

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18 April 2022

This meeting 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. The meeting was called to order at 6:38 PM.

## Minutes

Minutes from the February 2022 meeting were approved with minor edits.

## Resident Comments

No residents were present.

## Business Items

Discussion of document: "Records Production and Copying Policy". Board voted to approve.

Discussion of document: "Flag Display Policy". Board voted to approve.

The document "Rules, Policies and Procedures of the Oak Brook HOA Architectural Committee" was approved at the last meeting, but needs minor formatting before being filed. Kristi will get Greg an updated copy in the next 2 days.

Greg will have these documents signed and notarized, and sent to association attorneys.

Discussion about cleaning of the bridge and cleaning of the mailbox kiosks. Rick brought some bids. Kristi will get additional bids. Tabled until next meeting.

Discussion of bid from AJS Quality Construction to paint metal railings throughout community. Board voted to approve. Fern Bluff MUD will share 50% in cost.

Discussion of bid from AJS Quality Construction to paint mailbox kiosks throughout community. Board voted to approve.

Discussion of bid from AJS Quality Construction to pour new concrete entry to greenbelt. Board voted to approve.

Discussion of project for front entrance fountain. Contractor expects to begin pouring concrete this week.

## Manager's Report

Overview of community violations issued.

Presentation of balance sheet, 12 month budget, and comparison between budget and actual.

Discussion of repairs done at the pool and pool house: gate and fencing repairs, stone repairs. Discussed dog park water fountain. Discussed water heater. Discussed moving of pool railings.

Discussed tightening pool canopy.

Plan to open pool on May 1st.

Pool lighting upgrade is pending parts, expected in May.

No movement regarding Pickle Ball on the tennis court.

## Executive Session

Meeting entered executive session at 7:46 PM.

The next meeting is planned to be May 9th.

The Annual meeting is planned to be June 13th.

## Adjournment

The meeting was adjourned at 8:53 PM.