

# Minutes of Oak Brook HOA Board Meeting

9 February 2026

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 Community Manager Alice English. Three other residents were present.

## Minutes

The minutes from the January 2026 Meeting were approved.

## Financials

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

Goodwin manager reported we are in budget for the month. Investment CD that matured is being moved into a new CD with a higher interest rate. Move is in process.

## New Business

Alice reported she looked at the area where the Board wanted to dig a trench under the path with a pipe so that people don't trip over the Christmas light cables and trip or unplug the cables. Marc is going to get with Alice to identify where the trench should be. Note: Connections should be wrapped for water intrusion because breakers were tripped.

We would like to solicit a volunteer to chair a Social Committee organizing events like the hayride and Easter egg hunt. Marc will add to the newsletter and Alice will send out an announcement on TownSq.

Confirmed new assessment fees and bank fees are documented in the FAQ's on the website.

Discussion of pickleball use. Rick reported that the pickleball net that was donated for other residents to use remains in good condition. A second net has now been left at the tennis court. A brief discussion regarding whether a locker or other security needs to be added. Our resident recommended that a locker isn't needed. Board agreed and will continue to monitor.

Bids for a new trash can to be located by the sport courts were received. Alice is authorized to go forward with the new trash can installation.

## Old Business

Marc reported that he and his wife Cathy have repaired 4 damaged pool chairs. Ten more remain to be fixed. Board thanks them for their good work.

Xeriscape policy is complete and filed. Beth Duncan reported that her committee is creating a document that will explain the policy in plain English and more easily understood than the legal filing of the policy. Board agreed it was a good idea and asked the committee to share the draft with the Board when ready. Board also urged the committee to use links to other relevant documents rather than embedding them in their new document for ease of update going forward. Board thanked Beth and her team for their work on the neighborhood's behalf.

Board members have volunteered to distribute the refrigerator magnets with Goodwin contact information to the streets adjacent to the board members' homes. After that Board plans to have a couple of times at the pavilion for residents to pick up their magnets (1 per household). Dates and times will be announced in advance.

The Welcome Wagon committee is making 4 baskets for new residents that will be distributed soon.

## Resident Comments

Residents contributed comments about the pickleball courts and their use. In general, courts are getting frequent use.

## Executive Session

Entered executive session at 7:15 PM.

Returned to open session at 7:35 PM.

## Adjournment

The meeting was adjourned at 7:36 PM.

The next meeting is planned for 9 March at 6:30 PM.