

# Minutes of Oak Brook HOA Board Meeting

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12 January 2026

The meeting was called to order at 6:37 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. One other resident was present.

## Minutes

The minutes from the November 2025 Meeting were approved.

## Financials

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

The line item "NR - Legal Expense" will be added as a budget line item.

Board recommends that as investment CDs become mature, funds get moved into a new one with the highest rate available at the time.

## New Business

Discussion of the water leak at the dog park -- we think it was a homeowner's water source. Going to turn on irrigation water again and make sure that the leak is gone.

Holiday lighting was taken down today. Discussion of concerns about this year's lighting installation. Suggestion: dig a trench under the path with a pipe so that people don't trip over the cables and trip or unplug the cables. Connections should be wrapped for water intrusion because breakers were tripped.

We would like to solicit a volunteer to chair a Social Committee to organize events like the hayride and Easter egg hunt. Marc will add to the news letter.

Discussion of fallout from the dues change. Western Alliance Bank is now charging a service fee for the transfer.

Discussion of pickleball use. Someone purchased a pickleball net and left it on the court, presumably for others to use. Discussion of a locker for protection and how to lock it and provide access. Board chooses a wait-and-see approach for now.

Need a trash can by the sport courts.

## Old Business

Marc still plans to repair damaged chairs before the pool opens. Discussion of when to open the pool.

Xeriscape policy complete and filed.

Discussion of distribution of refrigerator magnets with Goodwin contact information.

## Resident Comments

Resident says he's happy to see the board members are reasonable people and are doing a good job.

## Executive Session

Entered executive session at 7:28 PM.

Returned to open session at 7:42 PM.

## Adjournment

The meeting was adjourned at 7:43 PM.

The next meeting is planned for 9 February.