

## **Minutes of Board Meeting – 12 November 2018**

### **Williamson County Oak Brook Owners Association, Inc.**

The public portion of the meeting was called to order at 6:45 PM by President Marc Smith. Directors present were Marc Smith, Greg Allen, and Ray Mack.

#### **Minutes**

The minutes of the October meeting were approved.

#### **Resident Comments**

Owners asked about cleanup after fence repairs. Also asked was if different color repair pieces will be painted to match the existing fence.

#### **Open Session Agenda Items**

##### **Landscaping**

The Board approved spending money to implement the landscaping of the cul-de-sacs.

##### **Common Area**

All woodcrete fencing is repaired and painting has begun.

We have received a new bid for repair of the amenity center parking lot. The new proposal is for \$5900 because the scope is reduced. Three of the tire stops will be replaced. The project includes the three tire stops as well as painting new stripes. The project was approved.

We are working with the MUD to place the third dog station on MUD land near our land. We will check with the adjacent homeowner for non-objection.

The 2019 budget has been approved as presented. Assessments will be the same as the previous year.

The Glen lights are working.

We have noticed cracks in the pool. Karen has notified the contractor and waiting on a response under warranty.

### **Manager's Report**

Karen Vaughn, manager, presented the manager report.

Karen presented the financial report. The finances are on track to come in under budget.

\$8000 was used from reserves for fence work.

Karen asked to make sure we are getting financial emails.

### **Dog Park**

We had 60% in favor/40% opposed in the survey for the dog park.

Discussion of the specific responses.

Expected cost is approximately \$12000.

We will review in 2019 for final implementation decision.

### **Sidewalk**

40% in favor/60% opposed.

Project will not be discussed further.

### **Amenity Center Lighting**

LED lighting is needed for the amenity center as part of normal maintenance.

Timing is changed from 24/7 to on demand.

Approved to spend money to fix.

### **Pool Rules**

We discussed the proposal to implement new pool rules. The decision was to leave the rules as-is.

### **Welcome Wagon**

Three new owners need to be contacted. Karen working to make sure all new neighbors get contacted even if they close at the end of the month.

### **Adjournment to Executive Session**

The board adjourned to executive session at 7:32 PM

**Executive Session**

The board discussed private matters associated with covenant enforcement.

**Adjournment**

The board returned to open session and adjourned the meeting at 7:44 PM.