

# Minutes of Oak Brook HOA Board Meeting

---

## 8 November 2021

This meeting was held in person at Fern Bluff MUD Community Center. Board members Marc Smith, Rick Mason, and Greg Allen were present. Community Manager Kristi Estes was also present. Three homeowners were present in the audience.

The meeting was called to order at 6:30 PM.

## Minutes

Minutes from the September 2021 meeting were approved.

## Resident Comments

Discussion about whether raising dues would enable the completion of more projects to make neighborhood improvements.

Mulch along Karst trail still has not been installed.

Discussion about ACC policy and process.

## Reports

Marc discussed ideas for the water feature under the bridge. He requested several cleanup items regarding the lower water overflow. This included capping the water source, clearing out debris, and removing an old pump cover and the pipes beneath.

Discussed missing card at pool lock box.

Rick reports that the tennis court nets are fixed.

Mailbox kiosk lettering has been replaced. Roof repair is still pending.

## Manager's Report

Kristi discussed the Oak Brook financials. The HOA continues to operate at a surplus.

Kristi discussed a very high-level breakdown of violations.

Kristi says there are no updates on other projects.

Marc asked about winterization of the pool amenities. For access to the bathrooms, we'll enable the front gate but lock the pool gate.

Rick discussed the lock on the tennis and basketball courts. A repair is needed.

Discussed the lights in the railing along O'Connor. One light has no cover.

Discussed holiday decorative lights.

Rick reports a large ant mound on the tennis court.

Bridge at main entrance has been power washed. Thank you to Tyson Hanners.

The fence damage near the entrance (from the traffic light installation) has been partially repaired. There is some follow-on work to be done.

Discussion of camera issues at the pool.

Removal of 3 downed trees in the Karst Preserve has been completed.

Trail repair at the trail entry near the main entrance is awaiting bids.

Discussed removal of another downed tree in the creek area near the bridge.

## Executive Session

Meeting entered executive session at 7:30 PM.

Appeal for compliance issue.

Discussed other violations.

The tentative plan is not to have a meeting in December.

## Adjournment

The meeting was adjourned at 8:18 PM.