

## **Minutes of Board Meeting – 13 January 2020**

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

The public portion of the meeting was called to order at 6:50 PM by President Marc Smith. Directors present were Marc Smith, Greg Allen, and Ray Mack.

#### **Minutes**

The minutes of the previous meeting on December 9 were approved.

The Corporation lawyer is changing. Ray Mack signed the approval to transfer documents from the old law firm to the new law firm.

Karen reported that the landscapers will add irrigation to the pots at the O'Conner entrance.

#### **Resident Comments**

The inside gate on the dog park does not latch appropriately.

Numbers need to be repaired on the mailboxes. Goodwin is handling.

There was a request to concentrate on keeping the fences maintained.

16921 Capri Isle is being painted blue. Has it been approved. Board will follow up.

Tennis court wind break needs reattached.

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

##### **Common Area**

Karen is following up on dog park cover for shade. She presented two options with approximate prices. She is getting quotes

##### **Manager Report**

We need a new reserve study. Karen presented approximate costs. Last study was done in 2012.

Bottom of fence at O'Connor entrance is now showing grey because the dirt is lower after landscaping.

Karst trail cleanup is being planned with tree removal and tree trimming. Tree trimming is an additional budget expense. Money is in the budget.

We need to approve the budget. Karen will update with new expenses identified and present a revised budget.

We have volunteers for committee work for waterfall improvement. Ray has meeting with them tomorrow for planning.

### **Manager's Report**

Karen Vaughn, manager, presented the manager report.

Discussed budget for hayride and details for getting expenditures to the committee.

Karen gave an update on Tennis court repairs.

We are on track for the proposed budget.

We discussed more details of the previous reserve study to see what needs to happen in a new study.

Welcome wagon report –two new owners.

### **Adjournment to Executive Session**

The board adjourned to executive session at 7:25 PM

### **Executive Session**

The board discussed private matters associated with covenant enforcement.

### **Adjournment**

The board returned to open session and adjourned the meeting at 7:35 PM.