

Minutes of Oak Brook HOA Board Meeting

13 April 2026

The meeting was called to order at 6:32 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. Two other residents were present.

Minutes

The minutes from the March 2026 Meeting were approved.

Financials

Discussion of asset CD1. Will convert to the WA 7 month if possible.

Review of the Balance Sheet and Income Statement documents included in the meeting packet. Further discussion of ongoing water billing.

New Business

Pool opening date is May 1.

Discussion of power washing at the pool. Board approved a quote from Revert LLC for everything except the parking lot, about \$2500. Will target having the work performed on 20 April.

Discussion of quote for fence upgrade. Alice will go back to the vendor for additional details.

Discussion of electrical work to be done at the main entrance. Waiting for a quote from Harbison to make recommended changes.

Alice got no responses from our solicitation for a social committee. Goodwin provides services for organizing events like this. Alice will reach out for a price list.

Old Business

Discussion of pool furniture repair. Board approves \$20 per chair repaired plus materials. The board appreciates Cathy and Marc's hard work to repair this furniture.

Discussion of the distribution of the Goodwin informational refrigerator magnets.

Six welcome wagon baskets have been delivered. Marc needs to know if there are additional move-ins.

No update on the Xeriscape document. Perhaps Beth could present the policy at the annual meeting.

The trash can at the sport court has been installed.

The damaged spigot at the dog water fountain has been repaired.

Discussion of xeriscape spots at the ends of cul-de-sacs. They need some additional upkeep.

New business: discussion of installing a path from the Graceland Trail cul-de-sac to the concrete sidewalk.
Marc will discuss with the MUD.

Resident Comments

A dog waste bag dispenser at Graceland Trail is damaged and needs to be replaced.

Executive Session

Entered executive session at 7:18 PM.

Returned to open session at 7:38 PM.

Adjournment

The meeting was adjourned at 7:39 PM.

The next meeting is planned for 11 May.