

Minutes of Oak Brook HOA Board Meeting

10 November 2025

The meeting was called to order at 6:31 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. Three other residents were present.

Minutes

The minutes from the October 2025 Meeting were approved.

Financials

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

Board recommends adding a separate budget line item for litigation expenses.

Question about increase in landscape expenses -- Alice to check.

New Business

Marc discussed a plan for he and Kathy to repair damaged chairs at the pool. This includes cutting and sewing of fabric.

Discussion of xeriscape policy. Board votes to approve the Resolution Adopting Xeriscaping Policy, accepting the attorney's changes and removing the "track changes" metadata. Marc will have the updated resolution notarized and mailed to the county. The board would like to thank Beth for her efforts in pushing this resolution to completion.

Goodwin has printed refrigerator magnets with important contact information. Discussion of how to distribute them to the community.

Discussion of coupon payment books, and whether Goodwin is tracking the list of homeowners that are requesting them.

Old Business

Pool was closed on 3 November.

Insurance repair work for damaged woodcrete fence has been completed.

Board approves the \$2619.75 proposal from CONCRETEx to repair the fence at 9209 Bladen Springs Cove.

Board approves the \$2200 proposal from FreshScapes Texas for installation of mulch.

There is concern about exceeding budget with these additional expenses. Board discussed that many of our expenses have been repair items that can be transferred from reserve.

Screens at tennis court have been repaired again.

Resident Comments

Residents participated in discussion of xeriscape policy. There were no further comments.

Executive Session

Entered executive session at 7:48 PM.

Returned to open session at 8:09 PM.

Adjournment

Further discussion on coupon books.

The meeting was adjourned at 8:14 PM.

The next meeting is planned for 12 January.