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**OAK BLUFF ESTATES
PHASE II HOMEOWNERS ASSOCIATION
GENERAL MEETING**

NOVEMBER 13, 2012

Meeting was called to order at 7:07 PM at Forest Creek Golf Club House.

Present were Board members Charlie Arroyo, president; Brian Thompson, vice-president; David Cox, treasurer; John Reynolds, secretary; Shannon Black, member-at-large; Also present, Kerri Hebert, Centex Property management.

A quorum was present (31 home owners in person plus two proxies)

Approval of previous minutes

David Cox read the minutes of the 2011 General Meeting

Motion to approve the minutes.

Moved: Dotty Reynolds made a motion to accept the minutes

Second: Brian Johnson seconded

Vote: Unanimous

Outgoing President Statement

Charlie Arroyo recounted the accomplishment made during his eight years on the board, the last six as president.

Year to Date Financial Reports

Presented by David Cox

Discussion on the large cost increase of contract landscaping in 2012. The new board will research this and report back to the homeowners.

Moving assessment from \$240 to \$290 as part of increasing reserves to level recommended by auditor. Based on cost to association if all assets had to be replaced.

Total Assets are currently \$56,227.13

2011-2012 Approved Budget Review (no vote to adopt budget is required per the by-laws)

Budgeted total income of \$89,750.00

Budgeted total expenses of 89,750.00

Expenses includes \$8,555.00 for the contingency reserve fund

Five homeowners are currently delinquent on their association dues. Total delinquency is \$2114.00. They are being assessed late fees and will be sent to collection if not paid. One homeowner is currently in collection.

A suggestion was made to move the annual meeting to January in future years so that the presented actuals would reflect against the entire fiscal year budget. This was discussed and a show of hands demonstrated significant support for the suggestion. The new board will consider this change.

Discussion of the current website and the cost of implementation. Dissatisfaction from the homeowners and from the board on the usefulness of the website. The current board has initiated discussion on a replacement, closer to what was previously the association site. The new board will follow through on implementation and communication. Several homeowners expressed a desire to return to a paper neighborhood directory and newsletter.

Discussion of the income from the grazing land lease which dropped from \$1800/yr to \$650/yr. The board negotiated a new contract with the homeowner lessee in which the homeowner will clear the many downed trees from the land and clean up the overgrown area along CR123.

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Committee reports and discussion

Landscape; Architectural Review & Deed Compliance; Community Affairs; Social/Events.

It was pointed out that the trees between the sidewalk and the street by the "swamp" are the city's responsibility to maintain. Kerri will check with the city and ask them to provide this service if they are indeed responsible.

The social committee report listed the main events we had in 2012 and described the upcoming Holiday Casino Party.

Some concerns were raised about the amount of slow moving traffic generated by the "Halloween House."

Discussion of the role of the architectural committee. Many homeowners felt that the committee should not only approve plans but should verify at the end of the project that it matched the approved plans. The new board will consider appropriate changes in the scope of this. Jim Bond and Dennis Sustare expressed interest in serving on the ACC. One more committee member needs to be designated.

Election of Directors

Charlie Arroyo, David Cox, and Michael Grimes are all stepping down from the board this year, along with Pat Pennington on the ACC. Shannon presented plaques of appreciation for their volunteer service to the association. Three nominees were presented for the board openings. Jim Michaud, Janis Delman, and Dale Ricklefs. No new nominations were made from the floor. Ballots were distributed. Results: all elected.

Additional homeowner concerns included the following:

Wheels have been stolen from a car parked in the driveway on Meandering Way. It was found on blocks in the morning. Recommended that homeowners make sure their cars are locked if not garaged.

It was noted that door-to-door solicitation requires a permit issued by the City of Round Rock. This includes religious group solicitations. Contact the RR police if approached by a solicitor who cannot show a valid permit.

A complaint was made about a lack of responsiveness to homeowner CC&R violations, especially in terms of upkeep of their yards, and in unapproved architectural violations. The new board will investigate and make changes as necessary.

The drawing for the 2013 annual assessment was won by Ivan Giraldo of 70 Twin Ridge Parkway

Meeting adjournment

1. Motion to adjourn meeting

Moved: Ella Jenz
Second: Bob Easter
Vote: Unanimous

Meeting adjourned at 9:00