

MINUTES OF THE ANNUAL MEETING OF THE MEMBERS
OF THE OAK BLUFF ESTATES, PHASE 2 SUBDIVISION HOMEOWNERS
ASSOCIATION, INC..

November 20, 2013

The undersigned, Directors of the Oak Bluff Estates, Phase 2 Subdivision, Homeowners Association, Inc. (the "Association"), hereby certify that at 6:32 p.m. on November 20, 2013, the Annual Meeting of the Members of the Association was held at the Forest Creek Golf Club located at 999 Twin Ridge Parkway, Round Rock TX 78664 Board Members Dale Ricklefs, John Reynolds, Janis Delman, Donna Allen and Ella Jez were present. Representing RealManage Community Association Manager Heather Hood and Assistant Community Association Manager Miriam Coccianti.

Items 1,2,3 Call to Order, Roll Call, and Proof of Notice

Dale Ricklefs called the meeting to order once quorum was reached at 6:32 p.m. A roll call of the members of the Association was made based on the sign-in sheets. Of the 292 residents on record as of November 20, 2013, 32 resident homeowners were in attendance. The following table summarizes the members in attendance and the quorum requirements:

Total Lots/Members	292
Total Lots Represented	292
Members Attending	32
Member Represented by Proxy	7
<hr/>	
Quorum Number Requirement (10% of the votes of membership)	
Requirement Met	Yes

The sign-in sheet for the Members of the Association present was recorded as Exhibit "A". Proof of notice to all members was established and recorded as Exhibit "B". Exhibits are filed with the corporate records of the Association maintained at RealManage.

Item 4 - Reading and Disposition of 2012 Meeting Minutes

John Reynolds read the 2012 meeting minutes and with no changes recommended for the 2012 Annual Meeting Minutes, the motion was made and seconded to approve the minutes as presented. The motion was unanimously approved by all those in attendance.

Item 5 - Dale Ricklefs – Board Report

Dale discussed the decision to hire a new management company, the recent high turnover of board members due to two of the members moving away and one that was no longer able to meet with the board. She mentioned that John Reynolds would no longer serve on the board due to his upcoming move. Some of the board's accomplishments during the past year were:

- Irrigation System Repairs
- Repair of entrance lighting
- Renewal of the Landscaping Contract

Dale discussed the upcoming Town Hall meeting scheduled for April 8 of 2014 to plan for 2015 and also discussed the need to task forces to be formed to address bylaws, deed and covenants, and state law related to home landscaping requirements-

Item 6 - Committee Reports

ACC Committee - Janis Delman - stated 15 ACC requests were approved in the past year. Not too many have been denied. She stressed the importance of requesting approval before beginning any improvement.

Landscaping Committee - Linda - mentioned some trees had to be replaced in the past year. She called for volunteers and made suggestions of pursuing the use of grey water as a means of saving money.

Social Committee - Ella - Discussed the upcoming Christmas Party scheduled for 12.13.13 at the Star Ranch and said information will be mailed out soon. She called for volunteer judges for the Holiday Lights Contest planned for 12.18.13 at 7:00pm. The Welcome Committee has delivered over 11 welcome bags since March and the Social Committee is looking for more volunteers.

Becky announced the yard of the month winners for the July, August and September as follows:

July Winners were - Jerry and Sallie Cooper 10 Shaded Way
August Winners were - Lewis and Shirley Watts 26 Wilderness Way
September Winners were - Wiley and Carol Christal - 4 Misty Woods

Item 7 - Managers Report

Heather Hood reviewed the balance sheet and the 2014 budget. The collection process was explained as was the DRV and ACC process. She also explained the time it takes to get into the final Texas Chapter 209 process for collection of past due homeowners.

Item 8 - Election

One homeowner submitted her name for candidacy prior to the meeting – Jana Dahl and Linda Cook at the meeting, and Danna Allen agreed to run for re-election. There being no other candidates, a motion was made, seconded, and unanimously carried to elect all three to the board by process of acclamation.

Items 9 - Communications from Members

- Parking Issues – concerns were raised regarding the walking trail being blocked by parked cars - Dale commented and advised the city needs to be contacted.
- A homeowner mentioned he has information regarding the Halloween flood for those that have been affected.
- Questions were asked regarding xeriscaping policies.
- A proposal was made for side by side budgets next year; i.e. current actuals vs. previous years.
- A request was made that the approved budget be shared with the homeowners at least 30 days in advance of the annual meeting.
- Questions were raised regarding the grazing land. The board explained the lease situation.

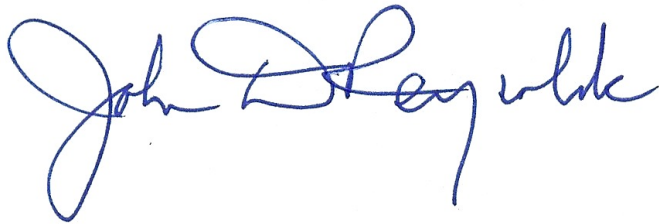
- It was noted that the parked cars on Twin Ridge Pkwy blocked walkers during the evening hours where there were no sidewalks. The board will ask the city of Round Rock to install No Parking signs.
- There was a request for clarification of the boards' position on shed structures.
- A request was made for a "teens for hire" section in the directory or website so homeowners could link with teens willing to babysit or do yard work.
- The board was asked to consider a neighborhood watch program. Discussion centered on the solution being observant neighbors.

Facilitation of three areas to be covered this year: Discussion was facilitated by the board related to boundaries homeowners felt were appropriate for landscaping requirements of new landscapes in light of changes in state law, possible changes in deeds and covenants, and bylaws.

Item 10 - Adjournment

There being no additional business or discussion, a motion was made to adjourn the meeting. The motion was seconded, and all were in favor. The meeting was adjourned at 8:40 pm.

ATTEST

A handwritten signature in blue ink that reads "John Reynolds". The signature is written in a cursive, flowing style.

John Reynolds, Secretary
Oak Bluff Estates Phase II Home Owners' Association
HOA Board of Directors