

**Oak Bluff Estates, Phase 2 Subdivision, Homeowners Association, Inc.
Meeting of the Board of Directors**

Date: October 21, 2015
Time: 6:00pm
Place: 7 Wooded Way
Round Rock, TX 78664

Minutes

1. **Call Meeting to Order and Establish Quorum** - Presence of quorum was established and the meeting was called to order at 6:05 pm. Board members present were Justin Tanner, Jana Dahl, Deke Kittrell and Charles Castro. Representing RealManage was Senior Community Association Manager Katherine Taylor.
2. **Homeowner Forum** - Homeowner Beverly Nord was present and voiced concerns about the closing of the nearby rail road crossing and the Board explained the HOA has no control over that.
3. **Approval of Prior Meeting Minutes** - There was a motion and a second to approve the September Board meeting minutes. The motion passed.
4. **Review of Association Financial Reports** - Taylor reviewed the most recent financial reports for the Association.
5. **Review of 2016 Budget** - Taylor reviewed the proposed budget with the Board. The Board made a few adjustments and a motion was made to approve the 2016 budget as amended. There was a second and the motion passed.
6. **Annual Meeting** - The annual meeting has been scheduled for November 12th and Tanner volunteered to reserve the meeting room with the Forest Creek Golf Course.
7. **Bylaws** - It was agreed the vote for the Bylaws change would be tabled until after the annual meeting, where the Board plans to discuss the changes with the membership.
8. **Committee Report**
 - a) **Architectural** - There was one application submitted this month and it has been approved
 - b) **Common Area Maintenance** - The median was damaged by a truck driven by a homeowner. There was a witness. The Board is going to seek payment for the damages from the homeowner.
 - c) **Social** - The Fall Festival is coming up and everything is ready and the Christmas event is being planned
9. **Executive Session** - The Board went into executive session at 7:55 pm to discuss architectural applications and delinquent accounts. The Board came out of executive session at 8:10.
10. **Adjournment** -- There being no further discussion the meeting was adjourned at 8:11 pm.