

Oak Bluff HOA Board Meeting – April 8, 2014 (to be approved by board)

Meeting called to order at 6:05 PM

Board members: Donna Allen, Dale Ricklefs, Janis Delman and Jana Dahl

Guest: Claudia Harbert

RealManage: Heather Hood

Public Comments

Claudia Harbert– The property where the tennis courts are located are not being kept and have trash and the fence is in need of repair. This is private property. Heather Hood will contact the city for code enforcement in regards to the condition of the property. In addition, Heather will alert the city that Twin Ridge and Forest Creek stop sign was run over and needs to be replaced.

Minutes

March minutes - Approved as amended. Donna Allen proposed to accept amended minutes. Dale Ricklefs seconded the motion.

Management Reports

Heather Hood said the HOA is spending money on things that we did not budget for. For example, signage (i.e. changing out the marquee, putting up signs). In Jan. the HOA paid \$317 to install locks on the gate to CR 123 land, doggie bags and changing out signage on the marquis.

Trash cans – Janis Delman moves to allow a temporary variance (until the DCCR's are revised) to only cite trash cans that can be when standing in front-center of house. Jana Dahl seconded the motion.

Heather Hood will find out how much it will cost to revise the documents in order to present to the homeowners. We will need to have a 67% vote to approve the updated DCCR's.

Donna – signage on marquis – Donna Allen volunteered to change notices on marquis. Can the marquis glass be attached on the side so that it is easier to change wording? Heather Hood will research the cost to change the hinge on the glass.

Financial Report

Oak Bluff taxes have been paid.

Contract with RealManage begins April 1st, 2013.

Neighborhood directory - We do not have money in the budget to print the directory. Cannot put home owners information on the website as that is open to the public. We will put a check box on the newsletter asking for information and permission to list the info in a directory.

Committee Reports

Architectural

We need volunteers to participate in this committee and will announce the need at the town hall meeting. The ACC committee is more seasonal and the best time to go review requests is on a Saturday afternoon. The committee goes out to review the proposed work then goes back after to sign off on the job. The committee needs three people. In the meantime, Dale Ricklefs, Donna Allen and Jana Dahl will help until other members of the community step up to help.

A question was asked regarding approving modifications for backyard improvements since it is not visible from the front? Heather Hood said that ACC refers to any changes to the exterior of the home (pool, landscaping, etc.). If replacing fence with same material, painting the exterior with the same color, etc., then don't need ACC approval.

Landscaping

CR123 Mowing/Clean UP - Heather Hood– quote from Integrated Environmental Inc – to maintain CR123 land. Janis Delman moves to accept two visits, Donna Allen seconded the motion. Initial clean up @\$2800 and one mowing visit @\$1350. Heather Hood will confirm price for the two visits only as quote has an annual cost.

Medians – still researching water wise options for medians.

Landscaping committee – no committee at this point. We need someone to talk with Jimmy at Integrated Environmental. We will add this to agenda for Town Hall meeting.

Social Committee – Need to plan Easter Egg hunt. This committee needs volunteers as well.

Task Force Reports

DCCR – reviewed report. Bylaws vs. covenants. Bylaws are written at the time the development begins, DCCR's come after.

CR123 – reviewed report. Board can sell property as long as the purpose of the land is for public enjoyment. Discussed 501c3 that came to the CR123 meeting proposing to purchase or lease CR123 to use as a nature and educational preserve.

Bylaws – Donna Allen gave update on the process of reviewing the bylaws, she will present to the homeowners at the Town Hall Meeting. She will put together key items that will be discussed prior to the meeting. Heather Hood needs info by May 7th to put meeting packet together.

Home Landscaping Policy – Claudia Halbert reported on landscaping.

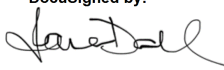
There is a name of the contact person at Avery Ranch and Dale Rickfels will provide the info to Claudia Halbert. Will have copies of landscape books for Town Hall Meeting.

Town Hall Meeting – first hour, several tables for different task forces (ie Home Landscaping, CR123, etc.), police dept. Home owners can go to each table and ask questions, make suggestions. Town Hall Meeting – will have a \$100 gift card drawing. The second hour will be presentations from each task force with questions and answers. Meeting will be from 7:00 – 9:00 at Forest Creek Golf Club on Monday, May 12th.

Meeting adjourned to executive session at 7:44 PM.

April 21, 2014 – A motion was made via email by Janis Delman to secure December 11th, 2014 for the holiday party by paying a deposit not to exceed \$1000. Donna Allen seconded the motion.

May 2, 2014 – Dale Ricklefs entertained a motion via email to approve the minutes of the monthly board meeting held on April 8, 2014 and the email vote taken on May 2, 2014 as amended by Donna Allen and Dale Ricklefs.

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Jana Dahl, Secretary
Oak Bluff Phase II Home Owners' Association
HOA Board of Directors