

Oak Bluff HOA Board Meeting – August 5, 2014

Meeting called to order at 6:00 PM

Board members: Donna Allen, Dale Ricklefs, Justin Tanner, Janis Delman, Lamar Urbanovsky and Jana Dahl

Guests: Tom Castro

RealManage: Heather Hood

Public Comments

Lamar – Sept 1989 moved to OBE, served on first board, worked with developers while the neighborhood was being built

Board members

Lamar Urbanovsky – one person's car was set on fire, not sure of any other details.

Approval of prior board minutes – Donna Allen moved to approved the amended minutes, Janis Delman seconded, motion was passed.

Board of Director Report

- Potential film shooting – city has a form for film producers, film maker will need to talk to the residents to gain permission to film their homes
- Message will be sent via Constant Contact to notify home owners when film maker gets approval from the city.

Managers report (Heather Hood)

- Budget discussion –waiting for report from common area committee with the selection of the company for common area landscaping to add to the 2015 budget
- Half of deposit was returned from Star Ranch since Christmas party was cancelled
- Periodic payment for assessments – there was discussion of having the option to make assessment payments over the year in addition to paying in full. Bylaws will need to be changed (and adopted) to make this change.

Financial Report

- No report

New Business

1. Committee reports
 - ACC – solar panels and rain barrels are allowed, however the ACC procedure must be followed when installing such items.
 - Common Area Maintenance – no report
 - Social - several people signed up at 5th of July event to help with social committee events, there is a meeting scheduled for Thursday, Aug. 7 at 7:00 PM to discuss the future social events

- Directory – researching the cost of the directory and best way to gather info from owners to put the directory together
- International dining club is now called Dinner Club – host once during the season, theme is going to be healthy eating, first meeting is Aug. 9th. Participants share the cost of the meals and each participant brings a dish to share. Cooking is done prior to the dinner.
- National Night Out – can use tents from FC country club for free.

2. Task force reports

- Deeds and Covenants – no report
- Bylaws – present bylaw changes to the community, mail out vote to approve bylaws, end of next board meeting with have a one hour working session to review bylaws that have been revised by bylaws committee

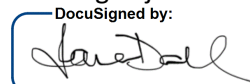
3. Board Member Comments – items for next agenda

- No items to be added

4. Other items to be discussed

- Oncor – lighting: no response from Oncor, Heather contacted RR police dept, RRPD are going to increase patrols through Oak Bluff
- In the event an item needs to be voted on by the board, members will be given 72 hours or until we have heard from all members (whichever comes first) to respond.
- Glass on marquis – cannot rehing door, maintenance is going to work on a way to keep door open while sign is being updated (there are eye hooks and a bungee cord in place now), Janis and Donna will work together on updating the marquis beginning Sept. 17th

Meeting adjourned to executive session at 7:30 PM

DocuSigned by:

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Jana Dahl, Secretary

Oak Bluff Phase II Home Owners' Association
HOA Board of Directors