

Oak Bluff HOA Board Meeting – Feb. 4, 2014

Meeting called to order at 6:00

Attendance:

Board members: Linda Cook, Donna Allen, Dale Ricklefs, Janis Delman, Ella Jez and Jana Dahl

Guests: Beverly Nord, Claudia Harbert and Jimmy Jones with Integrated Environmental Inc.

RealManage: Heather Hood

Special guests: Officers Jessica Turner and Ashley Kilgore with Animal Control

Presentation by Animal Control Officers:

The officers reviewed what types of animal noise will warrant an inspection by their office. They will go and assess the situation when an animal barks or whines for 10 minutes constantly or for 30 minutes on and off.

If the call is placed during their business hours (7:30 AM and 6:00 PM), animal control will respond. If outside these hours, the police will respond.

They explained how they observe the animals to see if they hear the noise. If they hear the noise, they will speak to the owners first and then issue a citation after that. The fine is \$550.

An owner being disturbed can take an audio or video recording with a sworn statement if animal control doesn't hear the noise.

Landscaping

Jimmy Jones with Integrated Environmental Inc. presented plans for the medians. Pricing is good for two years. Plants were chosen from the City of Austin plant list. The current contract we have in place with IEI doesn't replace any dead plants or trim anything over 8 feet tall.

(Back to the regular agenda)

Public Comments

One guest received a notice from RealManage regarding the yard needing to be trimmed. RM will cite any owner when plants in the yard appear to be dead or overgrown. RM will look at the yard in question and let the owner know which plant need to be trimmed. RM has an inspector drive through the neighborhood for inspections.

Board meetings will begin on time when we have a quorum (4 board members present).

There was discussion of the minutes and what information should be included. It was decided that the background information for discussions will be listed without naming specific people or addresses. All committee reports need to be submitted to RM the Friday before the next board meeting. We have a contract with RM that allows for 2 hours for RM to be present. Anything in excess will be billed at \$75/hour. We will approve the minutes from the January meeting at the next board meeting.

Management Reports

Financial Report

Discussed operating fund vs. replacement funds.

Reserve study – Option to have an assessment of our reserve account (to make sure we have enough in reserves in case of a catastrophic event). We are going to discuss this further at the next board meeting.

Architectural

Few citations were discussed (leaning mailbox, pressure washing).

Landscaping

The median landscaping proposal from IEI was reviewed. The board will decide which option to move forward with.

Social

No report

Fencing

There was discussion of common fencing around the perimeter of the neighborhood. Forest Creek was mentioned, however, in OBE, each owner is responsible for their fence and we do not have common fences.

Deed and Covenants

Each committee needs a chairperson and liaison to share the information with the board.

Janis will be the chair of the Deed and Covenants committee. 60% of the DCCR's have been reviewed at this time.

Bylaws

We are working with RM to find the 1996 set of bylaws. We have a set from 1992, but not 1996.

CR123

There was discussion regarding usable wood that was removed from the land.

There was a proposal to have a party there after the 4th of July parade (possibly on July 3rd)

Land is in the Round Rock ETJ

Electricity

We discussed installing two photovoltaic lights on the center island. There was a motion to approve this and a second.

Trees still have holiday lights. We asked for them to be taken down and disposed of.

Upcoming meetings

Townhall meeting – rescheduled to May 12, 2014

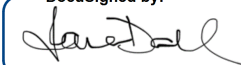
March 3rd – Board meeting - 6:00, 8 Forest Mesa

April 8th – Board meeting - @Dale's

June 7th – Oak Bluff Retreat 9:00-1:00 at Ella's Farm

Items on the agenda for the meetings need to be delivered to Heather 14 days before the meeting so they can be added to the agenda.

Meeting adjourned at 9:25 PM

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