

Oak Bluff Estates Phase 2 Homeowners Association Board of Directors Meeting Minutes
December 10, 2013

Call to order

Meeting called to order at 7:00 PM 2013 Board members John Reynolds, Dale Ricklefs, Janis Delman, Donna Allen, and Ella Jez were present. There was a quorum of the board. Incoming 2014 board members Linda Cook and Jana Dahl were present. Heather Hood, RealManage Property Manager was present.

Previous Minutes

Read and approved online.

Management Reports

Financial Report:

- Heather presented the HOA financials to date, actuals vs. budget. There were no items of concern after review.

Old Business

- None

New Business

- Appointment of positions on the board. For the 2014 term, the board positions will be:
 - President: Dale Ricklefs
 - Vice President: Ella Jez
 - Secretary: Jana Dahl
 - Treasurer: Donna Allen
 - At large: Janis Delman (ACC chair), Linda Cook (Landscape chair)
- Grazing lease discussion
 - The need was established to define clear Terms and Conditions of any new lease in the future. Other options related to the property were discussed. The board will hold off on offering any new lease on this land until options are explored. RealManage will determine if there are any restrictions regarding the board's authority regarding this land in the Bylaws of Deed Restrictions.

Committee Reports

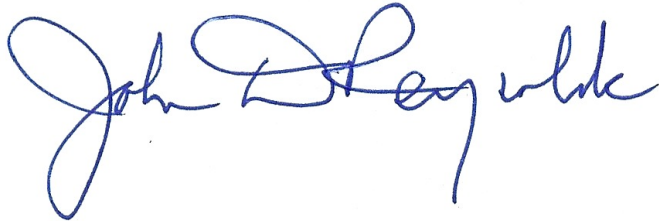
- Architectural Control Committee – Two new requests are being addressed. Janis will approach Dennis Sustare, Jim Bond, and Linda Cook to help with this committee per their expressed interest.
- Finance/Budget – Donna/Dale – No new issues not covered in RealManage report
- Maintenance & Landscaping – Linda, Dale, and Heather met with the landscaper on 12/9. Discussed a phased approach where the first phase would focus on median irrigation in the front and back medians, possibly drip systems. Also discussed were plans for dead plant removal and new, more climate appropriate plantings as part of phase 2. It was proposed that past yard of the month winners be approached for interest in volunteering for this committee.
- Social Committee – Need a new chairperson. Ella and Janis will share chair duties until a permanent chair can be identified. Forty-seven people are currently paid up for the holiday party. Ella and Janis will present a budget and planned events proposal at the February 2014 board meeting. A suggestion was made for a "Survey Monkey" asking homeowner's what they would like to see in future events and reasons why they did not attend past events, e.g. day of week, cost, etc.

Executive Session Summary

- The board discussed RealManage's communications with the lessee's attorney regarding terminating the lease, discussed procedures for dealing with homeowners who do not respond to notices of deed restriction violations, and discussed establishing a fining policy.
- John Reynolds was thanked for his six years of service to the board

The next board meeting is scheduled for January 7th at 630 at Linda Cook's home at 3 Oakmoore.

The meeting adjourned at 9:08 PM.

A handwritten signature in blue ink that reads "John Reynolds". The signature is fluid and cursive, with the first name "John" being larger and more prominent than the last name "Reynolds".

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