

Oak Bluff HOA Board Meeting - Jan. 7, 2013

Meeting called to order at 6:30 by Dale Ricklefs

Attendance:

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

Guests: Anna Rae Smetzer, Dennis Sustare and Joanna Scott

RealManage: Heather Hood

Public Comments

One attendee received letter regarding a noise complaint, Heather said that there is a system glitch that coded a violation that was other than noise as a noise complaint.

The architectural committee will look at an owner's mailbox to determine if it needs to be fixed (violation from Real Manage).

The board needs to review the fine policy in order to make sure the fines are reasonable for the violation. Currently a violation is \$100 per day but is not being enforced.

Dog poop bags - Who is currently refilling those? RealManage is going to be refilling them (their maintenance team). For now, John Reynolds will refill and then RM will take over.

One attendee asked what the HOA fees pay for. It was explained that they cover the maintenance of the common area and landscaping.

Management Reports

Financial Report (Donna)

-Financial reports are available to all members of the board.

- Bank statements are available on the board portal. RealManage offers board training to learn where to find info.

- Action item: Donna will get together with Heather to help Donna understand the financials.

Old Business

-Grazing Lease

Heather sent out a legal document. We will discuss during the executive session.

There was discussion regarding the use of the land and whether it could be used as part of the RR trail system. However, this may not a possibility if the land is in Hutto ETJ.

New Business

Committee Reports

Architectural – The committee reviewed a swimming pool application. Dennis will serve on the committee. Janis needs help reviewing applications and with the time of year is that it gets dark at 5:00 and she is available on Sat. afternoons. The board is required to respond to the request within 15 days and if the home owner doesn't hear from the board, they can install or make the change. 21-30 days would be better and this will be address when the DDCR's are revised.

Landscaping - Linda - Xeriscaping - need to get medians looking good and Linda is looking at Xeriscaping. We will need to determine what plantings we want in the medians then we can get a bid for the irrigation system to water these plants. We need to work together with Jimmy Jones with Integrated Environmental Inc. and is putting a bid together for the medians. We need to get this project underway as spring is coming up very fast.

Social - Ella - We had a great holiday party. Welcome committee part of social committee. 4ht of July, Jack o lantern, Easter egg hunt, yard of the month, holiday party. We are going to add National Night Out. Social committee budget is \$5000. Star Ranch went well. Approx. 50 people came. We spent just over \$3000 on the event. Ella is recommending putting up signs in the neighborhood to advertise the event. At the annual meeting, owners mentioned that there was a lot of concern about the cost of social events. Ella said that they addressed this by having a cash bar at the holiday party and if anyone wanted alcohol they could buy it. There were 24 couples that paid \$35 that helped towards the cost of the event. Fourth of July parade might be changed as it is at the same time as the RR 4th of July parade

Standing committees

Community landscaping

Linda - Alan Harbert said his wife Claudia wants to be on this committee. Dennis wants to be on it as well. The HOA 2011 Legislative changes were reviewed and the changes state "an HOA cannot prohibit putting gravel, rocks or cactus." The HOA can limit the amount of rocks, gravel, etc. that can be installed. Heather recommended looking at Avery Ranch and Walsh Ranch to help with revisions to our landscaping guidelines.

Bylaws

DDCN Review - Dale said this committee will meet at end of month

Electricity in Center Island

Heather - breaker that was using was a 20 amp breaker, only supposed to pull 80%, and it was using too much. Electrician recommended using LED next year or replace breakers. If piping is not clear, will need to dig up road and install under road. We can choose to use less lights, upgrade breakers or use LED lights. Heather is going to get 3 bids to repair electrical breakers and get an estimate to replace lights to be LEDs as well.

Signage on south end

There was discussion of moving the no solicitors sign at the entrance to our subdivision closer to the homes, however that was not agreed to.

Adjourned to executive session at 8:14 PM

A handwritten signature in black ink, appearing to read 'Jana Dahl', written in a cursive style.

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