

Oak Bluff HOA Board Meeting – July 14, 2014

Meeting called to order at 6:00 PM

Board members: Donna Allen, Dale Ricklefs, Justin Tanner and Jana Dahl

Guests: Darwin Machu, Claudia Harbert

RealManage: Heather Hood

Public Comments

Mr. Machu – Does he need permission to install xeriscaping in his yard? Need to submit changes to the ACC Committee. Fill out an ACC request form for approval.

Board Member Comments

Dale – Items that we may want to want to the agenda tonight:

- Oncor about our lighting
- garbage can enforcement
- new directory, film crew request to film in our neighborhood
- add security cameras to our neighborhood
- Constant Contact (reimbursed from Dale) – way to send out massive emails from Constant Contact
- Time before we take action on a vote via email voting
- Cost to re-hinge glass on the marquis
- CR123 Land Appraisal

Minutes – Approved as amended. Janis moved, Donna seconded.

Dale made a motion to appoint the new VP. Donna moved to appoint Justin as VP. Donna seconded. Passed.

Claudia Halbert and Lamar Urbanovsky volunteered for the empty board positions. Claudia deferred to Lamar as the board needed a member familiar with the HOA's early history. Janis made a motion to add Lamar to fill the vacant seat. Donna seconded. Passed.

Management Reports

Heather – Schedule annual meeting date. Weds., Nov 19' 2014. Sign in begins at 6:30. Meeting begins at 7:00
Jana will purchase the \$100 gift card to use in the drawing.

Marquis – there is a way to re-hinge the door so that we can change the info on the sign ourselves. Heather will get quote and schedule repair.

Oncor – Heather to contact Oncor to see if lights are burned out, or if we need lighting. Oncor will do a light study.

A homeowner is asking if there is a possibility to add cameras to the neighborhood. Who will manage this and review the videos? We can ask RRPD to have police to come through the neighborhood. Can we start a neighborhood watch? It requires a certain portion of the neighborhood to sign up. National Night Out will be a good time to discuss safety and these concerns.

Financial Report

Donna – no report

Committee Reports

Home Landscaping Policy (Task Force)

Claudia – reviewed home landscaping plan. Brought up if owner adds xeriscaping, how to address “substantial” change in landscape and at what point ask owners to submit ACC request. The board approved adding “All homeowners who are Xeriscaping lawns are required to submit an ACC request.”

Xeriscape Standards guidelines – Justin moves to accept the standards as amended, Janis seconded the motion. Guidelines were adopted.

ACC – Jana reviewed the ACC Process Document that will be added to the website and attached to the ACC application. Add to application – printed name, address, signature, date and email, phone for the applicant and any neighbors granting approval.

Garbage can enforcement – we had discussed looking at the middle of the home if see cans from the front. We need to confirm how to enforce garbage cans placement.

Fence enforcement – table until later. There are a lot of fences needing repair. We need to agree what looks like a fence in need of repair.

Common area maintenance – 2015 bids – Heather reviewed info regarding the annual costs:

- Brinkman (handles Forest Creek) - \$27,237/year – includes mulch and color changes
- Integrated – will most likely be the same cost, there is a landscape leak that was repaired today
- ISS - \$29,856/year – no mulch/no color changes
- Greater Texas - \$20,566/year – no mulch/color changes

The landscape committee will review the bids and ask for further clarification from Heather and make a recommendation who to choose as the provider for the contract at the August 5th meeting.

Social Committee –

Janis – while at 4th of July event, she asked if any owners would like to come and participate in a social committee meeting. We could use the social committee funds to have more events that people will attend in lieu of the Christmas party. Also, we are working on gathering names for the directory and working on getting the print directory together. It will also be available to owners online. Donna moves to cancel the Christmas party at Star Ranch, Justin seconds. Passed. Heather will look to see if we can get the \$500 deposit back.

National night out – Dale will see if we can use Forest Creek Club house for the National Night out meeting and then use the parking lot where the 4th of July was held for a chili cook off. Justin has a connection for the tent that is located up at the golf club and he will put Janis in touch to see if we could use that area as well.

Fourth of July – Approximately 60 people came to the event (possibly because it was held on July 5th). The social committee will decide if the event should be held on the 4th as it has been done in the past.

Board supports creating a homeowner’s directory, gathering data and going door to door to collect info and those collecting data will be allowed to print the info collected in the directory – Justin made the motion, Donna seconded. Passed.

Task Force Reports

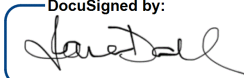
DCCR – No report.

CR123 – The board concluded that the CR123 be given to the common area committee.

Home landscaping policy task force – is no longer active as it has completed its task.

Meeting adjourned to executive session at 8:00 PM

DocuSigned by:



Jana Dahi, Secretary

Oak Bluff Phase II Home Owners' Association

HOA Board of Directors