

Oak Bluff Estates, Phase 2 Subdivision, Homeowners Association, Inc.

Board of Directors Meeting Minutes

April 20 at 6:30pm

8 Forest Mesa

Round Rock, TX 78664

1. Call Meeting to Order and Establish Quorum - Presence of quorum was established and the meeting was called to order at 6:35 pm. Board members present were Dale Ricklefs, Justin Tanner, Lamar Urbanovsky, Donna Allen, Deke Kittrell and Charles Castro. Representing RealManage was Senior Community Association Manager Katherine Taylor.
2. Homeowner Forum
 - a) 3 Minute speaking forum for homeowners present - none
 - b) 5 minute response/speaking forum for Board Members - Castro reported on the City of Round Rock meeting regarding HOA law.
3. Approval of February 2016 Board Meeting Minutes - *Kittrell motioned to approve the February 17, 2016 meeting minutes. There was a second and the motion passed.*
4. Review of Association Financial Reports - Castro reviewed the latest financial reports and recommended that the Early Payment Discount should be included in the budget next year.
5. New Business
 - a) Forest Creek Country Club - There was a discussion about the country club
 - b) Programming acreage at CR123 - There was a discussion about different uses for the land and trespassing that was going on
 - c) DCCR's - tabled
6. Old Business
 - a) Creation of guidelines and written policy and guidelines on various ACC and enforcement issues. - Tabled
 - b) Petty Cash Account - Limit set for \$2500 and \$250 cash limit
 - c) Bylaws - *Kittrell motioned to move forward with Electronic Voting for the Bylaws Amendment. There was a second and the motion passed.* Castro was appointed as administrator for the electronic voting.
7. Committee Reports:
 - a) Architectural - There was a discussion about garage conversions and the committee did approve one garage conversion.
 - b) Common Area Maintenance - There was a discussion about the medians and additional work needed as well as a plan for reducing mulch costs next year.
 - c) Social - There is a wine and BBQ party planned for May 6th
8. Adjournment to Executive Session - The Board adjourned to Executive Session at 8:17 pm to discuss:
 - a) Delinquencies
 - b) Deed Restriction Violations
 - c) Architectural Projects (not approved but completed)The Board came out of Executive Session at 8:48 p.m. No action was taken in Executive Session.
9. Set Next Meeting Date - The next meeting was set for June 29, 2016 at 6:30 pm at 7 Wooded Way.
10. Adjournment of Meeting - There being no further business the meeting adjourned at 8:50 p.m.