

Oak Bluff Phase II Homeowners Association
Board Meeting Minutes
January 18, 2017 Meeting

1. The Board Meeting at 78 Twin Ridge, Round Rock, Texas was called to order at 7:03pm by the President Dale Ricklefs, a quorum was present. (Present were Directors: Donna Allen, Rich Caponigro, Tom Castro, Deke Kittrell, Dale Ricklefs, and Lamar Urbanovsky). Additionally, Ms. Katherine Taylor with Real-Management was present.
2. Upon the motion of Director Kittrell, seconded by Director Allen, with all Directors voting aye; the Minutes of the November 16, 2016 Meeting were approved with one correction.
3. Director Castro and Ms. Taylor reviewed the Financial Report for the Board, no action was required.
4. President Ricklefs informed the Board that no one has stepped forward to assume the Social Committee Chairmanship or serve on the Social Committee. The Board discussed hosting a community wide event in late spring and possibly early fall at the Golf Course Club House. There was considered hope expressed by all Board Members that more than one individual would step forward and re-establish the Social Committee.
5. President Ricklefs asked for recommendations to fill the vacant position on the Architectural Control Committee. From the discussions it was determined that Director Kittrell would approach Mr. Alex Dadidakis to serve on the ACC and if he is unable to serve, Director Caponigro would assume the vacant position on the ACC.
6. Upon the motion of Director Castro, seconded by Director Kittrell, with all Directors voting aye; it was ordered that the Board move forward in obtaining all Oak Bluff Phase II Residents approval or rejection of the proposed Modified Association Bylaws, by entering into agreement with an electronic voting provider with the understanding that the Residents would be given 30 days to respond, a mailed post card would be sent to all households to notify the Residents that the electronic voting was available and inform those Residents that do not have access to electronic voting, that they may request a copy of the modified Bylaws from President Ricklefs and vote by returning a portion of the mail Post Card. Ms. Taylor was requested to assist in setting up the electronic voting and mailing the post cards.

Note: As previously approved, if 55% of the Residents do not vote, it is the intent of the Board to adopt or reject the Modified Bylaws based on voting received according to the State Statutes (2005 Business Code: Non-profit Organizations, Chapter 22.001 and 22.102).

7. The Board adjourned into Executive Session at 8:33pm to discuss legal and contractual matters.
8. The Board returned to open meeting at 9:05pm.
9. Upon the motion of Director Kittrell, seconded by Director Caponigro, with all Directors voting aye, it was ordered that, with the current Association's Management Contract ending in May 2017, the Board would seek proposals from no less than three Management Companies with the understanding that Real-Management would be one of the firms; prior to awarding a new Association Management Contract. Directors Castro, Caponigro, along with former Director Tanner will develop the Proposal Form.

10. The next meeting of the Board has been set for 7:00pm, Thursday, February 16, 2017, at 25 Meandering Way.

11. The meeting was adjourned at 9:12 pm.

Submitted by:
Secretary Lamar Urbanovsky