

Oak Bluff Estates, Phase 2 Subdivision, Homeowners Association, Inc.
Meeting of the Board of Directors

Date: January 21, 2015
Time: 6:00pm

Place: 8 Forest Mesa
Round Rock, TX 78664

Minutes:

1. **Call meeting to order** – Presence of quorum was noted and the meeting was called to order at 6:06pm
2. **Roll Call** – Board members present were Justin Tanner, Jana Dahl, Donna Allen, Lamar Urbanovsky, Deke Kittrell and Chares Castro. Homeowners present were Annarae Smetzer. Representing RealManage was Community Association Manager Candace Sparks.
3. **Members Speaking Forum** – Annarae Smetzer expressed that there were concerns about the pond and dove hunting being conducted outside of Oak Bluff. The Board advised her that the best course of action was to contact the local authorities on both of these matters as they are outside of the community.
4. **Approval of previous Board Meeting Minutes** – The meeting minutes from the December 17, 2014 meeting were unanimously approved.
5. **Review of Association Financials** – Community Association Manager, Candace Sparks, discussed the December 2014 financials.
 1. **Early Payments** – All early payment credits will be processed in February. Homeowners that paid \$315.00 before January 31, 2015 should contact RealManage if they would like a check mailed to them. Justin motioned for the Board to pre-approve the refunds, Donna seconded and the motion was passed.
6. **Management Report** – Candace Sparks reported that the Committee Charters had been sent to the Common Area Maintenance Committee and the Social Committee for review.
7. **New Business** – No new business to discuss at this time.
8. **Old Business** -
 1. **Land Lease** – Jana will follow up on the horse lease requesting that the lease include the stipulation that the Association may cancel the lease at any time.
9. **Committee Reports** -

1. **Architectural** – No new report
 2. **Common Area Maintenance Committee** – The Board of Directors appointed Justin Tanner as the Board liaison
 1. **Front Entrance Color Bid** - Justin motioned to approve the bid from Greater Texas Landscape, Lamar seconded. The motion was unanimously approved.
 3. **Social Committee** – Charles is going to work with the Social Committee to potentially schedule a community HAZMAT and trash pick up day.
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10. **Adjourn to Executive Session -**
 1. **Delinquencies** – No action was taken.
 2. **Deed Restriction Violations** – No action was taken.
 3. **Referrals to the Attorney** – No action was taken.

Adjourn – The meeting was adjourned at 8:12pm.