

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

Board of Directors Meeting Minutes

June 29, 2016 6:30pm

7 Wooded Way

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 6:39 pm. Board members present were Justin Tanner, Lamar Urbanovsky, Deke Kittrell and Charles Castro. Representing RealManage was Senior Community Association Manager Katherine Taylor.
2. **City Of Round Rock Presentation regarding street signs** - Representatives from the City explained the requirements and options for the street signs in Oak Bluff Estates that need to be replaced. Board President Dale Ricklefs arrived at the meeting during this presentation.
3. **Homeowner Forum** - No owners present
4. **Approval of April 2016 Board Meeting Minutes** - *Urbanovsky motioned to approve the April 20, 2016 meeting minutes. There was a second and the motion passed.*
5. **Review of Association Financial Reports** - Castro reviewed the latest financial reports.
6. **New Business**
  - a) Electronic voting - approve contract - The Board had a discussion about signing up for electronic voting. They opted to sign up for the service for two years
  - b) 2017 Budget - There was a preliminary discussion about the budget
7. **Old Business**
  - a) Creation of guidelines and written policy and guidelines on various ACC and enforcement issues. - The Board discussed various items relating to ACC and Enforcement issues. No action was taken.
  - b) Petty Cash Account - finalized paperwork
  - c) Bylaws - tabled
8. **Committee Reports**
  - a) Architectural - no report
  - b) Common Area Maintenance - Tanner reported he is working on selection of color for the fall season
  - c) Social - The wine and BBQ event was a success and there is an event planned for July 4<sup>th</sup>.
9. **Adjournment to Executive Session** - The Board adjourned to Executive Session at 8:13 pm to discuss:
  - a) Delinquencies
  - b) Deed Restriction Violations
  - c) Architectural Projects (not approved but completed)The Board came out of Executive Session at 8:22 p.m. No action was taken in Executive Session.
10. **Set Next Meeting Date** - The next meeting was set for August 17, 2016 at 6:30 pm
11. **Adjournment of Meeting** - There being no further business the meeting adjourned at 8:22 p.m.