

Oak Bluff Phase II Homeowners Association  
Board Meeting Minutes  
October 26, 2016 Meeting

1. The Board Meeting at 25 Meandering Way, Round Rock, Texas was called to order at 7:01pm by the President Dale Ricklefs; a quorum was present. (Present were Directors: Donna Allen, Deke Kittrell, Dale Ricklefs, Justin Tanner and Lamar Urbanovsky. Director Tom Castro was absent)
2. Homeowner Forum: No Homeowners addressed the Board.
3. Upon the motion of Director Kittrell, seconded by Director Tanner, with all Directors voting aye; the Minutes of the September 29, 2016 Meeting were approved.
4. The Board unanimously expressed its appreciation to Doreen Kittrel and her support team for the excellent Fall Festival. Chairman Ricklefs indicated that Doreen Kittrel has resigned as Chairman of Social Committee.
5. Old Business: Director Tanner reported that the cost to clean-up the trail between Oak Buff Phase II and The Reserve at Oak Bluff is at \$1,000 and \$600 to maintain. Upon the motion of Director Kittrell seconded by Director Urbanovsky, the Board directed that those cost be added to the Budget.
6. Katherine Taylor, with Real Management reviewed Financial Report and reviewed the proposed Budget for 2017.
7. Upon the motion of Director Kittrell and seconded by Director Urbanovsky with all Directors voting aye, the Budget for 2017 was approved with the Trail maintenance modification included.
8. Committee Reports were given by the Architect Control Committee, the Commons Area Maintenance Committee and the Bylaw Committee.
9. Chairman Ricklefs asked all Board Members to review the Bylaws one more time with emphasis on Governance issues not Deed Restrictions. In the discussion it was determined to give the Homeowner an opportunity to review the changes, then vote on them by "electronic voting" and if a 55% vote return within 30 days is not achieved, the Board under State Law would approved the revised Homeowner Association Bylaws.
10. Chairman Ricklefs reminded the Board that the Annual Homeowners Meeting has been set for Thursday, November 10, 2016, at 6:30 pm with sign-in beginning at 6:00 pm. The meeting will be held at the Forest Creek Golf Course Club House and a drawing for a \$100.00 gift card will be held to encourage Homeowner participation.
11. The Board recessed into Executive Session to discuss legal and real property issues at 7:47 pm and returned to open meeting at 8:15 pm.
12. The Board took no action as a result of the Executive Session.
13. The next Board Meeting was set for Wednesday, November 16, 2016 at 7:00 pm 8 Forest Mesa for the purpose of electing new Board officers.
14. The Meeting was adjourned at 8:26 pm.

Submitted by:  
Secretary Lamar Urbanovsky