

Oak Bluff HOA Board Meeting – December 17, 2014

Meeting called to order at 6:05 PM

Board members: Justin Tanner, Lamar Urbanovsky, Jana Dahl, Deke Kittrell, Donna Allen and Tom Castro

Guest: Kathryn Swift

RealManage: Candace Sparks

Social Committee – Kathryn Swift would like to propose an increased budget for the social committee. She is going to email the itemized amount per social event for the board to review at a future meeting. \$2800 was spent on the Christmas Party, the only reusable fee item is the Christmas tree that cost \$450. The event center was free this year and that will be an additional cost for the party next year. The social committee is requesting to have a storage unit to keep the items for the social committee events.

Minutes – Lamar moves to approve the Nov. minutes, Justin seconded the motion.

Review of Association Financials

- Financial report will be emailed out to the board tomorrow. There was discussion regarding repairs for the landscaping that is still outstanding. Jim Bond walked the property with Greater Texas to look at the landscaping and irrigation concerns.

Managers' Report

- IE Irrigation Invoice – IE is not responding to RealManage regarding outstanding invoice. IE has not provided the information that RM is requesting and the invoice will not be paid until RealManage receives the proper documentation.

New Business

- Appointment of 2015 Association Officers
 - Motion to appoint Justin Tanner as president, motion seconded. Approved.
 - Motion to appoint Tom Castro as vice president, motion seconded. Approved.
 - Jana Dahl will remain as secretary and Donna Allen will remain as treasurer.
 - Lamar Urbanovsky and Deke Kittrell will be members at larger.
- There was discussion regarding appointing an interim chair at the end of the year versus having the board appoint positions directly after the meeting.

Old Business

- Committee Charters
 - Committees will appoint a chairman for each committee. If the committee does not appoint a chair, the board will appoint a chair to that committee.
 - Each committee should have a board member representative at committee meetings.
 - Committee may recommend changes to the charter and board will have to approve changes.
 - These charters affect the landscape and social committees.

- RealManage will send out an email with the Charters for all committees to review and submit their input for the board to review at the next meeting.

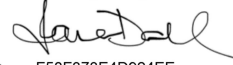
Committee Reports

1. Architectural – Jana Dahl is stepping down from the ACC Jan. 1st. Dale Ricklefs will serve as the chair. Tom Castro will be the board liaison for this committee. Lighting comments from the annual meeting were discussed. RealManage will contact Oncor to see if they can look at the lighting and confirm all lights are in working order.
2. Task Force Reports
 - a. Bylaws – Donna Allen – Would like to have board members review the bylaws for input. Donna will email out bylaws for review at the February meeting.
 - b. Deeds and Covenants – committee put to bed
 - c. CR123 – Lease – Justin Tanner reviewed the lease and made comments for board to review. Jana Dahl will email Joan Marie to ask her to confirm she will be able to have liability insurance if she is to have horses grazing and lessons on the property.

Other business

- HOA Annual dues letter – There was discussion regarding increased dues with discount being offered for payment by Jan. 31st being misinterpreted by the home owners. RealManage sent out letters incorrectly that caused confusion with some owners.
- Next meeting scheduled for 6:00 PM Wednesday, Jan. 21st at 8 Forest Mesa.

Meeting adjourned to executive session at 7: 52PM

DocuSigned by:

F58F373E4D924EE...

Jana Dahl, Secretary
Oak Bluff Phase II Home Owners' Association
HOA Board of Directors