

Oak Bluff HOA Board Meeting – November 12, 2014

Meeting called to order at 6:05 PM

Board members: Dale Ricklefs, Justin Tanner, Janis Delman, Lamar Urbanovsky and Jana Dahl

Guest: Kathryn Swift

RealManage: Candace Sparks

Minutes

- From Sept. meeting will be sent out for electronic approval. There was not a quorum in October.

2015 Approved Budget

- Will be reviewed with the community at the annual HOA meeting on 11/19/14.

Social Committee

- Fall festival was a big success.
- Christmas Party – Will be held at Golf Club on Dec. 14th, 5-7 PM, plans for the party were presented. Will be a kid/family friendly party. Planning to spend \$1200 on party.
- Directory – Has been completed and there was a \$200 overage after paying for the cost of the directory.

Committee Charter Discussion

- There was discussion of policies that will be put into place regarding appointing members to the committees, selecting a chair, budgeting, etc.
- Motion to approve the Charters with the changes that state board will approve the committee chairs and a board liaison will be appointed for each committee. Motion seconded. Approved.

Managers' Report

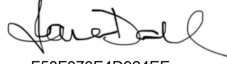
- Outstanding payment to IE – still being resolved.
- Annual Meeting Agenda
 - o DCCR's – sheds: board is considering performing a shed audit
 - o Landscaping – report from landscaping committee. The landscape design has been approved by the committee. Motion made to pay GTL \$300 for the purchase of the landscape design. Seconded and approved. The landscape committee is to obtain two more bids at no cost to the HOA. Contractors need to be licensed and bonded with \$1,000,000 coverage.
- Each committee will have a short presentation at the meeting.
- Annual statements/HOA Dues – letter stating that dues are \$290 if not post marked by Jan. 31st and \$315 if paid after will be paid for by RealManage since the incorrect amount was printed on the dues letter (\$315).
- Street lighting
 - o Several questions were posed to Heather from RM in previous meetings for additional lighting

- We will ask a question at the annual meeting to see how many homeowners want to address additional lighting
- Lease CR123 – Need to ensure that Oak Bluff is legally protected. We will let Joan Marie know that we are still researching the lease option and will get back to her. We will check with insurance company regarding coverage in the event OBE HOA leases the land.

Old business

- Status of water billing – back to being billed regularly, there was a broken water meter for several months

Meeting adjourned to executive session at 7:53 PM

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