

## Oak Bluff HOA Board Meeting – June 10, 2014

Meeting called to order at 6:00 PM

Board members: Donna Allen, Dale Ricklefs, Justin Tanner and Jana Dahl

Guests: Dennis Sustare, Jim Bond, Andreas Schreyer, Claudia Harbert, Vicki Boriak

RealManage: Heather Hood

### Public Comments

Donna Allen – One resident received a letter from city of Round Rock regarding watering restrictions. City of RR drives around and issue warnings when residents are watering outside of allowed days/times.

Minutes – April board minutes were approved via email in May. Justin Tanner was added to the board and James Bond and Vicki Boriak added to landscaping committee via email approval.

Email, texting, periods of time to respond, voting via email etc. – will discuss further in the meeting.

There was discussion regarding members being appointed to the board fill a vacant position. There is still one position vacant currently. This will be added as an agenda item for the next meeting.

### Management Reports

Heather – architectural review process. Owner fills out form, sends request to Real Manage (send plat map, where installing pool as an example), then ACC committee reviews the request and either approves or denies. Board can appoint a committee that has a chair to enforce the deed restrictions. It was recommended that one board member is part of the ACC committee. Bylaws and DCCR's do not reflect the same procedure (Bylaws say variances to be approved by ACC committee, DCCR's say variance approved by the ACC committee). If owner wants to change fence type, all neighbors affected by change in fencing need to be notified. Heather said that if an owner makes a change that effect the neighbors, the surrounding neighbors have to acknowledge.

### Financial Report

Discussion regarding ways to save money on things residents can do ourselves. Still waiting for estimate to re-hinge glass on marquis. External Audit – obtaining quotes from RM.

Discussion was brought up about cutting back on meetings from monthly to quarterly, cut back on social committee (i.e. Holiday Party), etc.

### Committee Reports

#### Landscaping (common area grounds/medians)

Board asked for bids to revise landscape plan. The current landscape company, Integrated Environmental Inc., gave a bid to update medians. We had budgeted a plan to update medians in three stages.

Andreas Schreyer, Vicki Boriak and Jim Bond are on the landscape committee.

Need to get bids for the landscaping maintenance provider (current contract expires Sept. 30, 2014) as well as obtain additional bids for medians (irrigation and plantings). There is a lot of shade in medians, find plants that will grow in the shade. Justin Tanner and Donna Allen will also serve on the landscaping committee. The

committee will meet independently and work with Heather Hood (RealManage). Heather Hood will set up a meeting with Jimmy Jones (IE) to walk the medians with the committee.

Home Landscaping Policy (Task Force)

Claudia Harbert –Board reviewed the Xeriscape Guidelines for Oak bluff Estates document that was presented at the Town Hall Meeting. Xeriscaping changes have to be presented to ACC committee. Board was under the impression that the changes had to be voted on by the owners but the changes in landscaping can be passed by resolution. There are a few things in the Xeriscaping document that need to be addressed (i.e. rain barrels, etc.). Claudia Harbert and Dennis Sustare will present the revised Xeriscaping Plan at the July board meeting. Heather Hood will review the document to see if anything needs to be added to be in agreement with the state law. The Xeriscaping Guidelines will be reviewed and potentially passed by resolution at the next board meeting.

Board discussed that we should have a tour of homes in the neighborhood in the fall of homes with Xeriscaping.

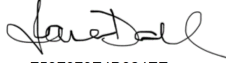
**Task Force Reports**

DCCR – No report.

CR123 – Dale Ricklefs spoke to County Commissioner Ron Morrison. Williamson County may wish to purchase the CR123 land in order to finish the trail between Brushy Creek and Hutto. OBE can put in deed restrictions to not use the land as a holding area for construction equipment and for OBE to have access to the land for social events a few times a year. Can OBE keep the ownership of the land and have the county put the trail on the land? We will have an appraisal done to find out the current market value of the property.

ACC – Jana Dahl and Dale Ricklefs will head up the ACC committee for the meantime.

Meeting adjourned to executive session at 8:08 PM

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