

Oak Brook Monthly HOA Meeting - March 21, 2012

Attendees: *President, Rob Leisure*
Vice President, Jim Ramsey
Secretary/Treas., Sheila Blaicher
Goodwin Property Manager, Kathy Taylor

Guest Residents: *Greg & Marianna Allen*

1. *The meeting was called to order at 6:00 p.m. at the Fern Bluff Mud Community Center on Wyoming Springs Road.*
2. *The reading of the minutes was waived and they were approved with no corrections.*
3. *Officer Matt Kreidel and Sergeant Mezayek from the Williamson County Sheriff's department attended and answered questions at the request of the board regarding unwanted solicitation and the concerns that it brings to the neighborhood. After the questions and answers discussion it was decided that it would not be productive to establish a no solicitation policy in the neighborhood. The best approach would be to notify residents to contact the Williamson County Sheriff's Dept when things look out of place. They are encouraging residents to call when anything looks out of place. The W.C. police department phone number is 943-1300. They stated it is the only way they can get an effective pattern to apprehend and arrest criminal behavior.*
 - a. *Officer Mezayek reported to the board that there is a curfew in Williamson County for those less than 18 years of age. The curfew hours are Sunday through Thursday from 12 am to 6:00 am and Friday/Saturday from 1 am to 6:00 am. Breaking curfew is a Class C misdemeanor and is enforced by the issuance of a ticket. The cost of the tickets is at the discretion of the Judge based on the number of violations that have occurred and the reason for the violation.*
4. *Greg and Marianna spoke to the board about the problems they and their neighbors are having with traffic noise along O'Connor. Their home backs up directly on O'Connor. They were asking the board for assistance with noise reduction. Rob asked them to make a proposal of suggestions regarding what the board could do to reduce the noise and present it at a subsequent meeting. Rob and Sheila met with the Landscaper on O'Connor and were very aware of the noise levels because you couldn't hold a conversation about the landscaping while standing on O'Connor without shouting over the traffic noise.*
5. *Sheila reported that the April meeting needed to be changed to the fourth Wednesday, which will be April 25th, because the MUD had a prior commitment for the building. The board agreed to meet at the changed date.*
6. *Kathy presented a limited version of the Managers report and gave the board pricing for Rudy's Barbeque if the board agreed to have a barbeque for the Annual meeting. The price per person would be \$9.80 for less than 50 in attendance and would include a half pound of meat per person, 2 sides & Ice Tea. No decision was made.*
7. *The board agreed to have Hill Country Landscaping continue with the final clean up at the Karst Preserve to remove the dead cedars and have a crew chip them up.*

8. *Rob requested that Kathy get a bid to have the property around the amenity center surveyed to show ownership.*
9. *Repairs to the pool were approved. The surface will be Diamond Bright and the board will select a variation of blue for the surface color. The work will be performed by Crystal Clear Pools and work will begin on or about April 24th. It should take about 12 days to resurface the pool and install the new tile. The board agreed that it would be better to get the work done now rather than risk another drought where we can't get the work done due to inability to refill the pool and it would prevent further damage to the pool. The grouting around the tiles is not holding up and several tiles need to be replaced. Rather than patch, the board decided to move forward with the work. All Approved. Costs of the project will be approx. \$33,000.00 based on surface and color of the boards choosing.*
10. *Rob will work with Matt to get the coding set up to support a general ledger accounting of the money going into and out of the Reserve Fund.*
11. *An estimate of \$7900.00 was approved for work to be performed at the Amenity Center. The work will include extending the retaining wall and adding plants to replace those that have died.*
12. *Kathy requested that the board look at the Barbeque placement to be sure they are where we want them so she can pay the vendors invoice.*
13. *The board approved a proposal by Hill Country Landscaping to remove the dead cedars and brush from the Karst area. The work will be billed at \$900.00 per day for a crew to take out the dead cedars and put them through a chipper. The board authorized three days with a provision to see how the work progressed.*
14. *Kathy will also look at getting an estimate to replace the screens at the amenity center.*
15. *Rob left early to attend the Brushy Creek HOA meeting. There was to be a discussion at that meeting on the roads and the County Commissioner and Planning Department were to be present. Rob mentioned one of his concerns was the loud noise and traffic through the neighborhood when the O'Connor extension was opened to Texas 45. Rob and Sheila had a discussion regarding this concern while standing on O'Connor and trying to discuss the landscaping project on the South side of O'Connor. The noise was so loud you could not hold a conversation without yelling over the traffic.*
16. *The meeting adjourned at 7:05 p.m.*

The minutes were captured and reported by Sheila Blaicher