

OAK PARKE HOMEOWNERS ASSOCIATION, INC.

Minutes of the Monthly Meeting of the Board of Directors
December 10, 2007

The meeting of the Board of Directors (the "Board") of Oak Parke Homeowners Association, Inc. (the "Association") was held at 7:00 p.m. on December 10, 2007 at Bethany Lutheran Church.

In attendance were Chris Driggs, Pam Monday, and Scott Robuck, Directors; Carl Gamble, Property Manager.

1. **Call to Order.** After determining that a quorum was present, the meeting was called to order at 7:00 p.m.

2. **Approval of minutes of the November, 2007, meeting of the Board of Directors.** Scott Robuck moved that the minutes be approved with no corrections. The motion carried unanimously.

3. **Members' Comments.**

(a) Concerns re. crime issues. Reports of inflatable Christmas decorations being punctured, car break-ins, and other vandalism. Report that someone was arrested in Shady Hollow. Chris Driggs will follow up on the outcome of this arrest, and Scott Robuck will notify property owners via email if any additional information is available. There was a discussion of why there is not additional police patrols. Zeke Salinas stated that the police need reports of vandalism each time they occur in order to justify increased patrols. Zeke stated that in years past, people did not want to report because they were afraid it would decrease property values. Crimes against property are not as high a priority as crimes against people, but each time vandalism is reported, it ensures that we are recognized by police and they will come more quickly to investigate. There have been several police reports recently, and the police have shown a greater presence in the neighborhood because of these reports.

Homeowners are urged to attend the next Neighborhood Watch introductory session to be held at 6:00 pm. January 15 at the Slaughter @ S. First St. police substation. This will help us know how to better organize our own Neighborhood Watch program.

(b) Appreciations. Appreciations were given to Scott Robuck for setting up the Yahoo group to help people connect in the neighborhood.

(c) No Soliciting. A member questioned whether we have a "no soliciting" policy in the neighborhood. The only legal ordinance says that if a homeowner has a "No Soliciting" sign on their property, solicitors are not allowed to knock on that door. It is the individual homeowner's responsibility to post their own sign. A member remarked

that many neighbors are okay with buying from neighborhood children selling things for school.

4. **Committee Reports.**

- a) Activity Committee. Chris thanked Amy for bringing Santa to the holiday party. She reported that the holiday decorating contest will be held Dec. 15 from 7-9 PM and that the winners will receive yard signs and gift cards.
- b) Pool Committee. Reports that there are five missing pool chairs and some broken ones. Scott mentioned that this type of vandalism could be addressed if we upgraded the security cameras at the pool. A concern was expressed about leaves clogging the filter, and whether or not the pumps would be affected by this. Carl was asked to contact the pool maintenance people and get suggestions for winterizing the pool to reduce possible damage.
- c) Landscape Committee. We thank Austin Curb Appeal for the new landscaping design along with long-term plans for improvement, and new plantings at the Brodie Lane entrance. The trees were trimmed by Bo Masters and look really good. Plans are in the works to clean up the drainage pits on Brodie, and to add plantings to beautify the area, with a suggestion being that families can donate a tree or flower bed. Chris will check into whether new plantings would require additions to the sprinkler system or whether we can tap into the existing system. All new plantings are being sprayed with deer repellent, and that seems to be working.
- d) Parking Committee. Zeke Salinas reported that all homeowners on Sawill and Malone Court where there are designated “no parking” areas will need to purchase a parking permit. Zeke has these permits; the first year it is \$25, and each year thereafter each permit is \$15. Beginning in January, the police will enforce the “no parking” ordinance and will be issuing tickets. A city engineer can designate a block or portion of a block as “no parking,” but it requires auditing of the number of cars on the street. Zeke will continue to work on this issue and notify us when we need to participate in the auditing process, if necessary, to get more street area protected from student parking.
- e) Deed Committee. Zeke has finished his review of the governing documents, including the bylaws, articles of incorporation, and the deed restrictions. He will check with the other members of his committee and come up with a preliminary proposal. He suggested that his committee would like to draft a proposal and then meet with the board for further review and discussion. Appreciations were expressed to Zeke for his hard

work on this massive task of reviewing the many inconsistencies in all of these documents.

5. **Property Manager Reports**

(a) Delinquency Report. This will be addressed during the Board's Executive Session.

(b) Deed Restriction Violations Report. This will be addressed during the Board's Executive Session.

(c) Carl reported replacement of supply line on a toilet in the amenity center. Our plumber to call in an emergency is Steve's Plumbing, 276-7476.

(d) Carl reported that the city has a law that states that an arrest warrant for the owner of barking dogs can be issued and the owner can be fined \$500. Any neighbor who has complaints of consistently barking dogs is encouraged to call 311 or animal control to report each incident, as this begins the process that can end with an arrest warrant being issued.

(e) Carl reminded everyone that HOA dues increase to \$38 beginning in January. All homeowners who initiate an automatic bank draft from their own bank need to remember to change the amount prior to January 1 in order to avoid late charges.

5. **Old Business.**

a) Assets. Pam reported that \$20,000 of the reserves have been moved into a 7 month CD at Chase Bank that pays 4.75%. \$11,000 remains in the reserve checking account. The 2008 budget includes regular monthly savings to increase our reserve account.

b) Security Issues. We are in need of a neighborhood watch program, perhaps including a phone tree on each block when vandalism is observed or noticed. Some homeowners have asked why we do not have cameras at the entrance of the neighbor. Scott has researched the cost of purchasing new cameras. He reports that each camera costs anywhere from \$1,000 to \$1,500, not including installation. It would have to have high resolution, infrared capability so license plates can be read or see who the driver is, if it were possible to capture an image of a vandal speeding away. The camera would have to be able to pan, tilt and zoom, and there is the question of how it would be monitored. It is truly cost prohibitive to provide this service. Scott recommended that concerned homeowners purchase their own camera that they could mount and aim at their driveway, if they are concerned about break-ins.

The Board has discussed upgrading the cameras at the pool; it would be possible to aim them at the gate, the pool area, and mailboxes, where it would be likely that a vandal could be spotted. The Board is gathering further information about this.

- c) Landscape issues. The Board made the decision to employ an addition firm to help with landscape design. We are differentiating which responsibilities belong to Circle C Landscaping, and which to designate to Austin Curb Appeal.
- d) Gas mantles. We have purchased a large number of gas mantles in bulk, as our supplying company has gone out of business. Scott Koczman has a holiday special of \$33 to clean your gas lantern, repaint it and replace the mantles. It will look like new! If you want to purchase the mantles, they are 2 for \$5.
- e) CPA. We have engaged Steve Tillson to be our CPA. He has a lot of experience with Homeowners Associations and comes highly recommended. He has worked with us in the past.
- f) Audit issues. We deferred discussion of whether to do an audit this year to another meeting.

The meeting was adjourned at 8:30 p.m. The next meeting will be held on January 8, 2008.