

OAK PARKE HOMEOWNERS ASSOCIATION, INC.

Minutes of the Monthly Meeting of the Board of Directors
January 8, 2008

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 January 8, 2008 at Bethany Lutheran Church.

In attendance were Chris Driggs, Pam Monday, and Scott Robuck, Directors; Carl Gamble, Property Manager. Ginger Grissom, Zeke Salinas, Scott Koczman, B.J. Dertien, and Pam Cole also attended the meeting. Officer Dwayne Kinley also attended the meeting until his presentation completed.

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

2. **Approval of minutes of the December 11, 2007 meeting of the Board of Directors.** Chris Driggs moved that the minutes be approved with no corrections. The motion carried unanimously.

3. **Presentation by Officer Dwayne Kinley.** Officer Kinley, Southwest District Representative for the Austin Police Department and our neighborhood officer, attended the meeting to update us on security issues. Some of the issues addressed:

(a) Main things to keep our community safe:

(i) Keep your eyes and ears open.

(ii) Communicate with your neighbors.

(iii) Call officers to keep them informed.

➤ Dial 911 if it's an emergency.

➤ Dial 311 if it's not an emergency, but request that a police report be made.

➤ Keep Officer Kinley in the loop by leaving a voice mail at 974-4281.

(iv) Keep Carl Gamble in the loop by contacting him at carl.gamble@goodwintx.com or 431-2400.

(v) E-mail Board (see website for e-mail information).

(b) Get to know your neighbors.

(i) Get to know your neighbors and communicate with them, so that you know the times when they're at home and when they're at work.

(ii) Exchange phone numbers and e-mail addresses so that you may contact your neighbors if you see something suspicious.

(iii) It is a very good idea to make friends with neighbors if you know that they're at home all day or most of the day. That way, you can inform them of times when you're away so that they can assist in watching your home.

(c) Residential Parking Permit Program. Officer Kinley reported that all homeowners whose property is affected by the Residential Parking Permit Program have been notified. This program is in affect to help with problems related to the students loitering, littering, blocking driveways, and also to deter vandalism.

(d) Curfew for Children. Officer Kinley reported the following curfews for children:

Morning curfew: 9:30 Monday through Friday

Evening curfew: 11:30 All evenings

Please report any violations of the above curfew by calling 911 or 311.

(e) Petty crimes. Officer Kinley reported that criminal mischief charges would be filed for petty crimes. This includes damage to yard ornaments. Please see that these crimes are reported and ask for a police report to be made if you call 311 or 911.

(f) Solicitors. You should be very suspicious of persons soliciting in our neighborhood. Please call 311 and ask the 311 operator to make a police report, or call 911. Requesting that a police report be made makes APD aware of who is soliciting in our neighborhood. [Obviously, this does not apply for neighborhood children who are trying to sell things for schools or for clubs such as Girl Scouts or Boy Scouts.] However, if it is someone who should not be in our neighborhood, then the 311 or 911 numbers should be used.

(g) Graffiti. We were asked to keep our eyes open for persons who are placing graffiti around our neighborhood. Detective Kevin Bartles is currently the person at Austin Police Department in charge of the graffiti program. Officer Kinley did not have the information for Detective Bartles, but Ginger Grissom volunteered to obtain his information.

(h) Noise Ordinance. The new noise standard is: "is the noise unreasonable?" This includes persons playing loud music in their vehicles. If you think noise is unreasonable, you're encouraged to call 311 and ask that a police report be made.

(i) Monthly Commander's Meeting. A monthly Commander's Meeting is held on the last Tuesday of every month @ 6:30 p.m. at the Slaughter & South 1st Street substation. All residents are welcome to attend.

(j) Monthly Neighborhood Meetings. A monthly neighborhood meeting is held on the second Tuesday of each month @ 6:30 p.m. at the Slaughter & South 1st Street substation. These meetings are held to show what neighborhoods are doing to improve security. All residents are welcome to attend.

4. **Members' Comments.**

(a) BJ Dertian. BJ Dertian commented on uniform enforcement of covenants by the Board and ACC. Specific items mentioned were: fence heights, wood fences v. chain link fences, fences not on proper set-backs, and gas lamps that don't work. Mr. Dertian mentioned that in the early days of the HOA, the ACC Committee would walk the neighborhood to check on violations.

There was discussion that the Board and ACC could only enforce HOA deed restrictions. If a homeowner is violating a city code that is not a deed restriction, then it must be enforced by the City of Austin -- not by the Board and ACC. The deed restrictions do not address fence height.

If you see a deed restriction violation, please take a picture of it and send it in .jpeg format to Carl Gamble at carl.gamble@goodwintx.com. If you don't have a camera, it should still be reported to Mr. Gamble via e-mail or at 431-2400. Mr. Gamble will see that appropriate action is taken to notify the homeowner.

(b) Scott Koczman. Scott Koczman commented on necessary services for gas lanterns to ensure that they work properly. Mantles should last two years under normal wear, and gas lanterns should only need servicing once every 10 years. Mr. Koczman services gas lanterns and will extend his special of \$33 per gas lantern for two more months. The \$33 charge covers cleaning, painting, and replacing mantles. For persons who want to service their own lanterns, the Association is selling mantles for \$5/pair.

(c) Scott Koczman and Zeke Salinas. Scott Koczman and Zeke Salinas complimented the Board and thanked them for their work. Zeke Salinas stated that the Association was now back on track and that things were running more smoothly than in the past.

5. **Committee Reports.**

(a) Activities Committee

Chris Driggs reported that the Holiday in the Park party was a success. Gift cards were given to the following winners of the holiday decoration contest:

1st Place: 10333 Salida
2nd Place: 4105 Idalia
3rd Place: 3505 Sawmill

The next planned activity will be the Spring Fling in March.

(b) Pool Committee

Chris Driggs discussed possible solutions for the problem with leaves clogging the pool filter, including the possibility of a pool cover. More solutions will be researched.

(c) Landscape Committee.

Chris Driggs discussed having Austin Curb Appeal prepare a design for the South side of Brodie Lane along the main entrance. It was suggested that residents could donate money for a tree or flowerbed in order to keep costs to a minimum for the Association. She will try to have more information available for discussion at the annual meeting.

(d) Parking Committee.

Zeke Salinas reported that the City of Austin has changed some rules. Currently, only one permit per household is allowed. The cost will be a flat fee of \$20/year. For those needing permits, please contact Zeke Salinas. Mr. Salinas's information is on the HOA website.

Officer Kinley mentioned that if there was concern about people who had to pay to park in front of their own residences, that the parking permit program be abandoned. Chris Driggs stated that she would not be able to get out of her street if it weren't for the parking permit program. Scott Koczman voiced his opinion that the Association should consider subsidizing residents who had to pay for parking permits, since the parking permit program benefits the entire community. No vote was taken on this matter.

(e) Deed Committee.

As an example of inconsistencies within our governing documents, Zeke Salinas provided a handout (attached) regarding the quorum requirements. Mr. Salinas and his committee hope to meet with the Board in February to decide what changes may be proposed to our governing documents.

(f) Security Committee.

Scott Robuck reported that the Board is currently researching upgrades for the camera system. However, there were concerns that a lot of money would be expended for very little security. Scott Koczman suggested the use of motion detection lights. Ginger Grissom will consult with Detective Kevin Bartles about possible camera security measures that may be available at minimal cost to the Association.

Chris Driggs reported that APD had taken prints from the November vandalism in our neighborhood. APD is currently trying to determine if the prints from our neighborhood match the prints from the arrest made in the Shady Hollow neighborhood.

6. **Property Manager Reports**

(a) Delinquency Report. There is one delinquent account being handled by attorney Susan Haney.

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

(c) Homeowner Concerns. None noted.

(d) Garage Sale Permit Requests. None.

(e) Pool Request Report. None.

(f) Manager's Action Items Report.

(i) Information about winterizing the pool, which was discussed more fully in the Pool Committee Report above.

(ii) Clarification about vandalism reports and repainting surfaces. Please call 311 and ask that a police report be made. Try to take a photo first and send the photos to Detective Kevin Bartles. Also, be sure to keep Carl Gamble in the loop. Ginger Grissom will ask Detective Bartles about a solvent that can be used to clean graffiti.

7. **Old Business**

There was no old business.

8. **New Business.**

There was discussion of a pit bull attack that took place on December 23rd by the mailboxes. Two pit bulls (mixes) were running loose and began attacking a small dog. It took three people to fight these dogs off before their owners came to get them.

It was noted that these dogs belong to Oak Parke residents, and that these dogs have gotten loose on occasions previous to this. One dog is light brown; the other is multi-colored. Unfortunately, the owner of the dog that was attacked was too frightened to make a police report, so currently nothing can be done about these dogs.

Residents are urged to contact 911 immediately to report problems with pit bulls. If you're walking your dog, you may want to take bear spray on your walks with you in case these pit bulls get loose again.

9. **Adjournment.** The meeting was adjourned at 9:00 p.m.

Chris Driggs, President

Attachments:

- (1) Zeke's handout re: governing document inconsistencies