

OAK PARKE HOMEOWNERS ASSOCIATION, INC.

Minutes of the Monthly Meeting of the Board of Directors
June 10, 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 June 10, 2008 at Bethany Lutheran Church.

In attendance were Chris Driggs, Pam Monday, and Scott Robuck, Directors; Carl Gamble, Property Manager. Ginger Grissom, Zeke Salinas, Marilyn Simpson, and Sandy Riojas were also in attendance.

1. **Call to Order.** After determining that a quorum was present, the meeting was called to order by Pam Monday at 7:12 p.m.

2. **Minutes.** Scott Robuck moved that the minutes of the May 13, 2008 meeting be approved. Chris Driggs seconded, and the motion carried.

3. **Members' Comments.**

(a) Listing of Businesses on Oak Parke Website. One Member commented on the organization of resident businesses on the HOA website. Her thought was that similar business should be listed together so that no one is missed. It was also discussed that businesses that give donations to our community should be listed free-of-charge and that other businesses could pay a fee to be listed.

(b) Location of Minutes on Website. One Member commented that the HOA minutes should be moved to a Members Only section of the website. It was discussed that certain things, such as financial information, should not be accessible to the public. One Member stated that certain portions of the HOA minutes have to be accessible to the Members but there is no requirement that they be on-line. She also said that there is no requirement that our HOA minutes be open to the public because we're a small organization. There was discussion of the pros and cons of having a Members Only section for our website.

(c) Community Directory. Scott Robuck discussed adding a Community Directory to the HOA website. Only Members that wanted to be included in this directory would be listed and Members would be responsible for updating their own information.

4. **Committee Reports.**

(a) Activity Committee. There was nothing reported.

(b) Pool Committee. Chris Driggs reviewed the new rules changes. These will be posted at the pool and on the website. Chris Driggs also reported that the amenity center needs to be painted and the color still needs to be chosen. She will be working on this. She also reported that Peter Graves would give swimming lessons this summer. Those interested should contact him at pgraves@trinity.edu.

(c) Landscape Committee. Will be meeting soon.

(d) Parking Committee. Zeke Salinas reported that he plans to work on obtaining audits for the Sawmill, Aspen Creek, and Shavano areas, as these are the areas where most Bowie students will park now that Malone has qualified for the Residential Permit Parking zone "RP3" program. He also mentioned that we should approach Bethany Lutheran and the Bowie principal to discuss if Bethany Lutheran is willing to free up additional spaces for student parking.

(e) Nominations Committee. Anyone who has recommendations for the Director's position that opens in 2009 should contact Ginger Grissom at dgrissom2@austin.rr.com. It is hoped that at least two persons will be on the ballot for this position and that names can be included on the proxies for the 2009 annual meeting.

(f) Deed Committee. Pam Monday discussed what is needed from the deed committee. Currently, the Board would like to review the comparison chart prepared by Zeke Salinas to determine if they will attempt to make changes to the deed restrictions. The Board hopes to meet with Mr. Salinas within the next thirty days.

The Board consulted with attorney Patti Arnold about annual meetings and ways that the HOA could avoid the expense of calling two meetings each year. A solution was to call the first meeting at 7:00 p.m. If not enough Members were present for a quorum, that meeting would be immediately adjourned. The second meeting would be called for the same date at 7:30 p.m.

(g) Security Committee. It was discussed that the Austin Police Department is doing a very good job at responding quickly to our calls. It was also mentioned that the man known as the "Gentlemen Bandit" has been caught. There was discussion about an article that appeared in the Gazette about kids shooting out car windows as a game to see how many points they could get.

One member brought up the possibility of having the Constable's office patrol our area. However, this subject had previously been approached and it was decided that it was cost-prohibitive.

5. **Property Manager Reports**

(a) Delinquency Report. To be discussed in Executive Session.

(b) Deed Restriction Violations Report. To be discussed in Executive Session.

- (c) Homeowner Concerns. None noted.
- (d) Garage Sale Permit Requests. One requested for June 14, 2008.
- (e) Pool Request Report. One requested for June 27, 2008.
- (f) Manager's Action Items Report. None noted.

6. **Old Business**

There was no old business.

7. **New Business**

- (a) Storing HOA Files.

Susan Haney is currently storing the HOA files at her office free-of-charge. It was discussed that Goodwin Management would store these files at their off-site storage facility for \$1.00 per box per month.

Susan Haney is currently finishing the project to organize our HOA paper files.

- (b) Meeting of Four Surrounding HOAs. Scott Robuck discussed that there was a meeting of four HOAs (two from the Shady Hollow area, Kellywood, and Oak Parke). It is hoped that this group can discuss common goals for our community.

- (c) Bethany Lutheran Sale of Land to Builder of Apartment Complex. There was discussion of the sale by Bethany Lutheran to a builder who plans to build an apartment complex.

- (d) ACC Smart Web. Scott Robuck advised that we now have the ACC software in place to approve/disapprove ACC requests. This should make the process more efficient for both the Members and the ACC Committee. The cost for ACC submissions will now be \$10.00 per submission.

- (e) Website Ads. Scott Robuck also discussed the possibility of selling ads on the HOA website to generate additional funds.

- (f) Website. Scott Robuck advised that he plans to update the HOA website this summer.

8. **Adjournment.** The meeting was adjourned at 8:10 p.m.

Chris Driggs, President

Attachments: None.