

OAK PARKE HOMEOWNERS ASSOCIATION, INC.

Minutes of the Monthly Meeting of the Board of Directors
January 13, 2009

The meeting of the Board of Directors (the "Board") of Oak Parke Homeowners Association, Inc. (the "HOA") was held at 7:00 p.m. on January 13, 2009 at Bethany Lutheran Church.

In attendance were Chris Driggs, Pam Monday, and Scott Robuck, Directors; Carl Gamble, Property Manager; and Ginger Grissom, Zeke Salinas, John Basham, and Tiffany Hall.

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. **Minutes.** Chris Driggs moved that the minutes of the November 18, 2008 meeting be approved. Scott Robuck seconded, and the motion carried.

3. **Members' Comments.** There were members' comments as follows:

Two Members discussed proxy forms for the upcoming annual meeting. This will be discussed under the Nominating Committee report.

4. **Committee Reports.**

(a) Activity Committee. Tiffany Hall gave the report for the Activities Committee as follows:

(i) 2009 planned activities are as follows:

Spring Fling (most likely on April 5th from 2:00 to 4:00 p.m.)

Fourth of July Parade (July 4th beginning at 9:00 a.m.)

Fall Festival (October 25th from 2:00 to 4:00 p.m.)

Holiday in the Park (no date yet)

(ii) The insurance liability issue with regards to the bouncer is an issue that needs to be addressed prior to the Spring Fling.

(b) Pool Committee. There were several items mentioned with regard to the pool as follows:

Replastering Project. Tiffany Hall reported that she had obtained quotes on replastering the pool. They are:

Austin Plastering:	\$17,620
H&H Plastering:	\$20,201
Centex Plastering:	\$28,229

Quotes include draining the pool, replastering the pool, replacing the tile with smaller tile so that the tile doesn't fall off, and bringing the pool up to code. Carl Gamble stated that these prices are comparable to those obtained by other Associations that he manages. Mr. Gamble also reported that the pool had just been inspected and that the Association paid \$664.00 to bring it up to code. With this in mind, the pool replastering project could be put off for at least one year. Tiffany Hall volunteered to put the tiles back on the pool so that the replastering project could be put off for another year.

Pool Open Date. The pool will reopen on March 1st.

Lifeguards. Lifeguards will begin again on May 23rd. However, due to their school schedules, they may only be on duty during the weekends for the first couple of weeks.

(c) Landscape Committee. Scott Robuck reported that he has planted some of the wildflower seeds, and plans to plant more. One Member commented that the retaining wall by the basketball court is coming apart making it unsafe. Carl Gamble will hire someone to fix this problem.

(d) Parking Committee. Zeke Salinas reported that permits expired on December 31st. He also said that he will begin calling parking problems to the City's attention. He is looking for volunteers to go door-to-door this spring with a petition for Shavano.

(e) Deed Restriction Committee. Scott Robuck reported that he is still reviewing the documents prepared by Zeke Salinas.

(f) Security Committee. One Member commented that the website link to Josh Visi's information is not working. Scott Robuck will check on this problem.

(g) Nominating Committee. There was a lot of discussion about nominations for the board position that comes up for re-election this year. The following was discussed:

Proxy forms. Two Members commented that they would like the proxy forms to be easier to understand than last year's form. Scott Robuck stated that there was a constraint with the proxy form in that it has to be small enough to fit a singled stamped form because it makes it simpler for Members to complete and return. Ginger Grissom and John Basham volunteered to revise last year's form.

One Member commented that the proxy system needed to be fairer. He opined that the lines of ethics were crossed last year in the way proxies were counted. It is hoped that by making the proxy forms clearer this year, it will avoid any Member confusion.

Notice of Board Member Opening. Scott Robuck's position as board member expires this year. Although Scott will run for re-election, there was discussion that a notice needs to be posted as soon as possible soliciting other candidates for the position so that anyone interested in running can be placed on the proxy form. It was recommended that the notice be posted on both websites (Oak Parke and Yahoo Group) and that it also be posted by the mailboxes.

Annual Meeting Date. March 24th will be the annual meeting date if Bethany Lutheran has a large room available on that date.

Making Quorum. Scott Robuck stated that if a quorum is not met at 7:00 p.m. on the date of the annual meeting, the meeting will be adjourned and then reconvened thirty (30) minutes later so that a quorum can be met on the same night. This will reduce a lot of cost to the HOA because annual meeting packets will not have to be mailed more than once. This is being done on the advice of attorney Patty Arnold.

Adding Board Members. There was discussion whether to add two new board members. It was decided not to do so at this time because having five board members would hamper decision-making.

(h) Website Information. Scott Robuck reported on upcoming web site changes. The HOA website will slowly migrate toward a login-based system with document maintenance. The old domain will still work once the HOA switches to a new web host.

5. **Property Manager Reports**

- (a) Delinquency Report. To be discussed in Executive Session.
- (c) Deed Restriction Violations Report. To be discussed in Executive Session.
- (d) Homeowner Concerns. None reported.
- (e) Garage Sale Permit Requests. One requested and approved for 10425 Steamboat.
- (f) Pool Party Request Report. None requested.

(g) Manager's Action Items Report.

Circle C Landscape Contract. It was mentioned that the Circle C Landscape contract was now a month-to-month contract.

Collections. It was mentioned that we will move new collections matters to attorney Connie Heyer (Niemann & Niemann, L.L.P. law firm). Collection matters that currently exist will stay with Susan Haney until they are resolved.

2009 POA/HOA Legislation. Carl Gamble presented a memo from Connie Heyer's firm (Niemann & Niemann, L.L.P.) with regard to POA Action in the 2009 Legislative Session (attached).

(h) Budget. The budget as presented was approved by the Board.

6. **Old Business**

(a) Keep Brodie Wild. Pam Monday gave an update on the Bethany apartment issue. The builder's site plan was disapproved until the builder addresses certain issues. To keep up on the latest developments, go to www.KeepBrodieWild.org.

7. **New Business**

(a) 2009 Meeting Dates. The Board decided that meetings would take place every other month unless the need arises for additional meetings. Meeting dates will be the third Tuesday of each month, with the exception of February which will be February 10th. The current meeting schedule for 2009 is:

February 10th
March 24th (Annual Meeting-date pending confirmation of location)
May 19th
July 21st
September 15th
November 17th

(b) Annual Meeting Date. As noted above, the annual meeting will take place on March 24th if we can reserve a large enough room at Bethany Lutheran Church.

8. **Adjournment.** The meeting was adjourned at 8:20 p.m.

Chris Driggs, President

Attachments:

- (1) January 6, 2009 Memorandum from Niemann & Niemann, L.L.P. re: POA Action in the 2009 Legislative Session