

OAK PARKE HOMEOWNERS ASSOCIATION, INC.

Minutes of the Monthly Meeting of the Board of Directors
November 17, 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 November 17, 2009 at Bethany Lutheran Church.

In attendance were Chris Driggs, Monique Wells, and Scott Robuck, Directors; Carl Gamble, Property Manager; Ginger Grissom, Recording Secretary; and Member Zeke Salinas.

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

2. **Minutes.** Scott Robuck moved that the minutes of the September 14, 2009 meeting be approved. Chris Driggs seconded, and the motion carried.

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

(a) Caution to Residents Re: Tickets. One Member commented that the police department had been aggressively enforcing certain provisions of the parking code. For instance, Members are being ticketed for parking past the first expansion joint of their driveways. The Member will check into this problem to determine if our subdivision is the only subdivision being targeted for minor infractions such as this, or if the police department is uniformly doing this in all subdivisions.

4. **Committee Reports.**

(a) Activity Committee. Chris Driggs reported that a Winter Festival was planned, although she was not sure of the date. Amy McDonald, Oak Parke resident and Keller Williams Realty salesperson, will provide Santa for the Winter Festival.

(b) Pool Committee. Carl Gamble reported that the pool pump has been fixed.

(c) Landscape Committee. There was no report by the Landscape Committee.

(d) Parking Committee.

(i) Speeding Problems. Zeke Salinas reported that the biggest concern for the community is that people are exceeding the speed limit. When Members see speeders, they should dial "311" and ask for directed enforcement.

(ii) Parking Permits. Mr. Salinas also reminded everyone that parking permits expire in December. He will sell 2010 permits as soon as he receives them from the City. The permits are \$20.00, which will give Members two window stickers and two visitor tags.

(iii) Parking Problems. Mr. Salinas is driving through the community once or twice each week to determine problem areas. If anyone has a problem, please inform Mr. Salinas. He will need your name, address, and photos documenting the problem.

(e) ACC Committee. Scott Robuck stated that there was a recent problem with the new ACC System not loading properly. Because of this, an important deadline was missed, and the ACC Committee failed to give a denial timely. The ACC Committee will meet with the homeowners involved to come up with a solution. Steps have been taken to ensure that this problem will not happen again.

5. **Property Manager Reports.** Carl Gamble gave the following reports:

(a) Garage Sale/Pool Party Permits. No requests have been made.

(b) Homeowner Concerns. Please refer to Member Comments above.

(c) Manager Action Items Report. The following was discussed:

(i) Record Storage. Records will be taken from Susan Haney's office and stored in an off-site storage facility. Carl Gamble will take responsibility for this.

(ii) Card System for Pool. Carl Gamble reported that, for approximately \$5,500, we could upgrade the card system for the pool. Mr. Gamble opined that this is something that needs to be done, and there is only one vendor in town that can do it. Scott Robuck raised concerns that it may also need computer Internet access. Mr. Gamble will forward the system information to Scott Robuck.

(d) Budget. Discussed below under New Business.

6. **Old Business.**

(a) Gas Lantern Maintenance. Since Scott Kozcman has moved to Houston, John Nixon will now be maintaining the HOA's gas lanterns. He will also be offering his services to the community for a modest price.

7. **New Business**

(a) 2010 Meeting Dates. The next scheduled meeting will take place on January 19th at 7:00 p.m. at Bethany Lutheran Church.

(b) Budget Approval.

(i) Carl Gamble circulated a draft budget for 2010. Scott Robuck said that there weren't many changes to it. He moved that the 2010 budget be approved. Monique Wells seconded, and the motion carried.

(ii) It was noted that there would be no increase in dues this year. Carl Gamble will have the HOA fee coupons printed, and will mail them out to Members.

(iii) Scott Robuck expressed that he would like to create website access to the HOA financials. This would be a restricted area, so it will take time to set up.

(c) Adding Monique Wells to Bank Accounts. It was noted that Monique Wells' name still needs to be added to the bank accounts.

(d) Variance Permitting Electrical Conversion of Gas Lamps. The need to create a variance to permit electrical and solar conversion of gas lamps was discussed. Scott Robuck expressed concerns that the Board will want the history permitting the Board to approve any such variance. Zeke Salinas will obtain the necessary historical information for the Board.

Scott Robuck also expressed that Members will not be required to convert to electric or solar lanterns. However, homeowners that wish to convert will be required to go through the ACC Committee to request the variance. The ACC will need to be consistent in the type(s) of lamps that it will approve--any such lamps will need to look like the current gas lanterns and give off as much light as the current gas lanterns. It is hoped that vendors can be found to give cost breaks if enough homeowners decide to do the conversion. It is also hoped that this information can be obtained and assembled in time to send it out with the annual meeting packets.

(e) Replacement of Gas Panels in Gas Lamps. Scott Robuck noted that Binswanger Glass on South Lamar has the glass template for the Oak Parke gas lanterns. Anyone that needs to replace glass panels should contact Binswanger Glass.

(f) Necessity for Additional Hearing Rules. The Board will be working on hearing rules with regard to appeals hearings. This will follow the protocol in Section 209 of the Property Code. Once written, they will be placed on the HOA website.

8. **Adjournment.** The meeting was adjourned at 8:04 p.m.

Chris Driggs, President

Attachments: None.