

OAK PARKE HOMEOWNERS ASSOCIATION, INC.

Minutes of the Monthly Meeting of the Board of Directors
July 20, 2010

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 July 20, 2010 at Bethany Lutheran Church.

In attendance were Chris Driggs, Monique Wells, and Scott Robuck, Directors; Carl Gamble, Property Manager; and members Rob Wood and Tom Lott.

1. **Call to Order.** After determining that a quorum was present, the meeting was called to order by Monique Wells at 7:08 p.m.

2. **Minutes.** Chris Driggs moved that the minutes of the June 15, 2010 meeting be approved. Monique Wells seconded the motion, and the motion carried.

3. **Members' Comments.** Two Members in attendance presented to the board documentation from previous meetings and emails from the fence committee discussing the repair of the fence along Brodie Lane. There was discussion of the bids that were requested for fence repairs along with emails discussing the project providing updates. The documents presented by the Members will be reviewed to see if there is any documentation showing ownership and maintenance responsibility of the fences lies with the HOA.

The vote on this issue has been tabled.

4. Committee Reports.

(a) Activity Committee. No reports from the Activity Committee were submitted to the BOD.

(b) Pool Committee. Chris Driggs also discussed new pool rules with regard to age. It was stated that a person has to be 14 years or older to attend the pool without adult supervision. The pool rules are posted at the pool and on the website.

(d) Landscape Committee.

(i) It was requested to Circle C Landscape to trim the trees at the amenity center. Susan Hoover stated that the trees are too tall for the regular crew to reach. Will have to arrange with crew to bring additional necessary equipment if possible. Scott Robuck also to check with Bo Masters.

(ii) Towing Company. Carl Gamble recommended J&J Towing to tow cars from the amenity center area. As part of a signed agreement with the HOA, J&J Towing will put up signs at their cost and tow vehicles as necessary. The signs will have the necessary legal language to permit towing. HOA voted on using J&J. Will complete and sign contract.

(ii) Parking Stickers. Carl Gamble will order the large orange/red parking violation stickers.

(e) Parking Committee.

(i) Zeke Salinas was not present to give reported.

(f) ACC Committee.

(i) Committee Members. Two new members have volunteered to be on the committee.

(ii) Gas Lanterns. Scott Robuck will post link to lamp conversion on the HOA web site.

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

(a) Garage Sale/Pool Party Permits. There was a request for a pool party.

(b) Homeowner Concerns. None noted.

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

(i) Pool Cards. Mr. Gamble stated once again that pool cards would be checked on the 20th of each month after the Association's books have been closed for the month. It will be noted who is not current on dues and pool keys will be deactivated.

(ii) Repairs-Pool Area. Carl Gamble reported that a wooden box had been placed over the insulation in the pool area to preserve the insulation.

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

(e) Deed Restriction Violations. There were several violations noted with regard to trailers and vehicles parked in the street. Specifics will be discussed in Executive Session.

6. **Old Business.** Fence questions in relation to common areas – see members’ comments.

7. **New Business**

(a) Enclave at Oak Parke. The owner/developer of the Enclave at Oak Parke has agreed to meet with the BOD to discuss possibly annexing that subdivision with our subdivision. Time and date to be coordinated with BOD and owner/developer of property.

(b) Pool/Park Signage. Carl Gamble and Chris Driggs finalized signage for the amenity center area and placed order.

(c) Nominations Committee. Scott Robuck reported that one member had volunteered to serve on the Nominations Committee. He will send out an email requesting additional volunteers. The Nominations Committee will be asked to come up with a revised proxy form (to be approved by the Board), seek names for 2011 candidates prior to December, and assist with plans for the annual meeting (currently scheduled to take place in February).

(d) Upcoming Meetings. Future HOA meetings will take place on September 21st.

(e) Security Cameras. Discussion on type, placement, and number of security cameras was discussed. BOD needs to meet at pool to walk and discuss further.

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

Chris Driggs, President

Attachments: None.