OAK PARKE HOMEOWNERS ASSOCIATION, INC.

Minutes of the Monthly Meeting of the Board of Directors
September 21, 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 September 21, 2010 at Bethany Lutheran Church.

In attendance were Chris Driggs, Monique Wells, and Scott Robuck, Directors; Carl Gamble, Property Manager; and member Zeke Salinas.

1. **Call to Order.** After determining that a quorum was present, the meeting was called to order by Monique Wells at 7:07 p.m.

2. **Minutes.** Chris Driggs moved that the minutes of the July 20, 2010 meeting be approved. Monique Wells seconded the motion, and the motion carried.

3. **Members' Comments.** Member in attendance informed the Board of Directors that Mr. Ken Rush will be taking over the Constable position for Oak Parke and requested that the BOS post this information on the web site.

4. **Committee Reports.**

(a) Activity Committee. The Activity Committee submitted to the BOD the itinerary for the Fall Festival. This year the Fall Festival will include a chili cook-off.

(b) Pool Committee. Chris Driggs 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.

(c) Landscape Committee.

(i) Carl Gamble is still requesting for the City to remove the dead oak trees on HOA portion on Brodie Lane. Chris Nolan of COA stated that he will get the Tree Department to authorize removal of trees. Carl to follow-up until trees are removed.

(ii) Towing Company. A signed agreement with the HOA, J&J Towing was executed. J&J will put up signs at their cost at the Amenity Center. The signs will have the necessary legal language to permit towing.

(d) Parking Committee.

(i) Zeke Salinas reported that traffic count for Aspen Creek is tentatively schedule for the Spring of 2011 (perhaps in March).

(ii) Chris noted that there are several COA 'no parking w/o permit' signs are faded. Zeke Salinas stated he would do a count survey and report to COA for replacement of signs.

(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 no requests for a pool party and one request for garage sale.

(b) Homeowner Concerns. None noted.

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

(i) Pool Cards. Mr. Gamble recommended that the lifeguards be issued pool keys to assist in recording hours.

(ii) Repairs-Pool Area. Carl Gamble recommended that a pool survey be done to reduce pump usage for the fall/winter period.

(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.**

(a) Fence Repairs. Request for fence repair for private homeowners whose fences back up to Brodie was voted on. The BOD voted that the HOA was not responsible for the maintenance for private fences that share a common border with HOA property. See attached letter to homeowners.

(b) Security Cameras. BOD moving forward with discussion of cooling of circuits in room and where to place A/C. Scott to meet with Dean to discuss.

(c) Light Repairs. Scott and Monique made survey of lights that needs repair. Carl will put in a request to get lights repaired and cleaned.

(d) Gas Lamps. BOD has engaged Matt Lamm to make repairs to gas lamps in Amenity Center Area and main entrance on Aspen Creek. Amenity Center has been done and Aspen Creek will be completed in the following weeks.

(e) 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.

7. **New Business**

(a) Five Member BOD. Discussion of increasing the BOD members to 5 members and method of doing so in next Annual Meeting. Article VIII states that the Association shall be managed by no less than 3 Directors.

(b) Proxy Card. Discussion of editing the proxy card for Annual Meeting and preparing a 'draft' card to discuss.

(c) Upcoming Meetings. Future HOA meetings will take place on November 16th and tentatively scheduled for January 18, 2011.

8. **Adjournment.** The meeting was adjourned at 9:15 p.m.

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Chris Driggs, President

Attachments: Letter to Homeowners.