

OAK PARKE HOMEOWNERS ASSOCIATION, INC.

Minutes of the Monthly Meeting of the Board of Directors
October 21, 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 October 21, 2008 at Bethany Lutheran Church.

In attendance were Chris Driggs and Scott Robuck, Directors; Carl Gamble, Property Manager; and Ginger Grissom and Stacy Turchiano.

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 August 19, 2008 meeting be approved. Chris Driggs seconded, and the motion carried.

3. **Members' Comments.** There were no comments from members.

4. **Committee Reports.**

(a) Activity Committee. Stacy Turchiano reported that the Fall Festival would be this weekend. They are currently under budget. They will have a bouncer, a train, and face painting. There will also be snacks, a cake walk, and a pumpkin decorating contest. The deadline to vote for the house decorating contest is Friday, October 25th. A number of vendors have donated prizes for the house decorating contest, including Realtor Amy McDonald, BJ's Restaurant, Brick Oven Restaurant, and Galaxy Café.

There was discussion that the HOA's insurance carrier wants the HOA added to the insurance for both the bouncer and the train. That way, the vendor's insurance carrier pays first in case of a claim and the HOA insurance would pay second.

(b) Pool Committee. Chris Driggs reported that the pool will be open until December 31st, 2008. We are to email the Board if we see problems in and around the pool.

(c) Landscape Committee. Chris Driggs reported that Austin Curb Appeal has re-mulched the front entry beds with black mulch. Scott Robuck has been in charge of planting wildflowers in the common areas. There was discussion about trash pickup in the common areas. Carl Gamble will obtain an estimate from the landscapers for this service.

(d) Parking Committee. There was no parking committee report this month since Zeke Salinas was absent.

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

(f) Security Committee. Scott Robuck reminded everyone to report even small security issues.

(g) Nominating Committee. Ginger Grissom asked if there were any recommendations for the upcoming Director's position. None were given. Ginger hopes to include biographical information on persons interested in this position in the packet that will go to each Member prior to the annual meeting. Anyone interested in the Director's position should contact Ginger Grissom at ggrissom999@gmail.com.

(h) Website Information. Scott Robuck reported on web site changes.

5. **Property Manager Reports**

(a) HOA Attorneys. Connie Heyer with Niemann & Niemann, LLP provided Carl Gamble with a memorandum "What to Expect Regarding POAs in the 2009 Legislative Session." The memorandum is attached. There was discussion of using Ms. Heyer for the HOA's collections. Carl Gamble is to obtain fee information from Ms. Heyer.

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

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

(d) Homeowner Concerns. Barking dogs have been a problem again. Carl Gamble reminded everyone that it is against City ordinance for dogs to be barking from 10:00 p.m. to 6:00 a.m. For problems during this time period, residents should call 311 and request that a report be written. Residents should also call 311 for consistent barking problems at other times. There has also been a problem with dogs getting loose, and residents should call 311 and ask for animal control for this problem.

(e) Garage Sale Permit Requests. There were no garage sale permit requests.

(f) Pool Party Request Report. Chris Driggs reported that the lifeguards will work for any after-season pool parties. However, there have been no requests for pool parties this past month.

(g) Manager's Action Items Report.

(i) Chris Driggs signed Susan Hoover's landscape contract. This is a month-to-month contract.

(ii) It was reported that one of the pool's four main pumps had to be replaced at a cost of \$644.33.

(iii) There has been an intermittent problem with the photocell in the light at the pool. This will be investigated for possible replacement.

6. **Old Business**

(a) Keep Brodie Wild Fees. There was a reminder that the Brodie Wild non-profit has taken over the Bethany apartment issue. The HOA has been relieved of all responsibilities for this project. Also, any additional attorneys' fees will be the responsibility of the non-profit and not of the HOA. For more information, go to www.KeepBrodieWild.org.

7. **New Business**

(a) Next Meeting Date. The next meeting will be held on November 18th at Bethany Lutheran Church, Room 139.

(b) Remote Control Timers. There was discussion about remote control timers for saving on electricity for pool lights, pumps, and other things. The Board will place this item in next year's budget.

(c) Budget. The budget needs to be completed by January 1st. The Board will be working on this.

(d) Dues. There was discussion about raising dues \$2 per month to cover the higher costs of energy.

8. **Adjournment.** The meeting was adjourned at 7:50 p.m.

Chris Driggs, President

Attachments: Niemann & Niemann, LLP Memorandum "What to Expect Regarding POAs in the 2009 Legislative Session"