

Oak Forest POA Board Meeting

March 1, 2008

Board Members in Attendance: Rick Patty, Susan Patty, Mariah Nelson, R.A. Rall, Paul Gravett, Noel Rodriguez, William McFerren, Arlis Walker and Clover Clamons

Add'l attendees: David Cowen and Nelson Smith

No meeting held in Feb. '08

Meeting called to order.

Open Action Items:

- #1 – RA requested OFPOA attorney review current CCE&R by-laws and determine whether by-laws can be changed, and if so, how that process needs to be done
- #2 – Bank account signatures still needed from: RA Rall, Clover Clamons, & Paul Gravett @ Broadway Bank
- #3 – Clover shopped around for a CPA to audit Oak Forest POA accounts – prices range from \$5,000 – 7,000 for various audit levels. Sam Cooper, a local Buena Vista CPA could perform a lower tier audit for \$500-1,000 which would meet the needs as requested by the Board.
- #4 – Rick Patty spoke with OFWSC Board to determine if OFPOA information could be included in the water bills. OFWSC rejected the idea due to the large amount of info that might be included, but agreed that notice for the OFPOA annual meeting would be OK.
- #5 – Clover completed and mailed a Newsletter in Jan. 08.
- #7 – Noel Rodriguez spoke to Tim Vandebord (SP) who oversees roads and bridges for Hays County regarding OF rights to install speed bumps to help control excessive speeds in our subdivision. Hays County is fine with OF adding them but they would have to be maintained by OF with OF funds. Noel will investigate further options and costs and this will be a topic of discussion for the Town Hall Meeting at the end of March. **Benefits:** reduced traffic, improved security. **Available Options:**
 - a. speed bumps – evaluate installation and maintenance costs
 - b. gating both entrances – evaluate installation and maintenance costs
 - c. install sidewalks – crushed granite or decomposed concrete – evaluate cost
- #8 – Paul won't be able to check with other banks competing for better interest rates on OF savings account for another two weeks
- #9 – RA spoke to OFPOA attorney and turned over information regarding CCE&R issues which continue to be out of compliance by property owner of lot #60

- #10 – complete: cars moved from 300 Oak Forest Drive
- #11 – complete: Lot#s CO1 and CO2 have resolved most severe compliance issues

Treasurer's Report: Paul Gravett – Current Assets \$39,847.41; Liabilities approx. \$203.40

Oak Forest Water: A meeting will be held today to discuss results of recent lab tests done on well. Sediment issues to date unresolved. Increased levels of iron were noted. Clover Clamons to attend. A new development caddy corner to OF, south of 967 and west of Ruby Ranch and the crusher is requesting a waste water permit from TCEQ to irrigate 126 acres with effluent that is upstream and upgradient of the OF well. Clover Clamons, a Geologist by profession, along with the water board has concerns with the safety of our drinking water and the potential negative impacts of waste water irrigation upstream of us. Permission granted to write a letter on behalf of the POA requesting additional time to review and comment on the permit application related to scientific issues associated with issuing the permit which may not have been adequately explored.

Welcoming Committee: William McFerren agreed to chair Welcome Committee. He will get with volunteers who signed up to help on that committee.

ACC: Rick Patty (chairman) and Noel Rodriguez will be meeting with several residents who are currently out of compliance. Rick and Noel will also meet with prospective buyer of 131 Oak Hollow Court property to determine if potential 2,400 SF out-building to house a shop and RV will meet CCE&R requirements.

Mr. Urban, new owner of Freitag property' expressed interest in purchasing the old water tank currently on OF well site for \$500. He will pay for the cost of removal. He is also interested in purchasing the property adjacent to the water well and his property.

OF POA Board discussed purchasing that piece of property as well with the potential to build a pavilion on site for OF property owners' socials and or other events.

Paul Gravett and Nelson Smith will donate xeroscape plants which will be placed @ the Oak Forest entrance off Oak Grove Road.

Mariah Nelson will take charge of the Spring OF Garage Sale. Currently plan to hold it the morning of April 5. The Town Hall Meeting is tentatively scheduled for that evening at the well site.

RA Rall planning the Town Hall Meeting for April 5.

Next 3 POA Board Meetings: April 5, 2008 (Town Hall Meeting)
May 3, 2008
June 1, 2008

Meeting was adjourned