

Estates of Oak Bluff Phase 1 HOA

NOTICE AND AGENDA OF THE BOARD OF DIRECTORS REGULAR MEETING ESTATES OF OAK BLUFF PHASE 1 HOMEOWNERS ASSOCIATION, INC.

Minutes updated and approved 9/10/25

DATE: Wednesday, July 30, 2025

TIME: 7:45 pm

LOCATION: Google Meet: <https://meet.google.com/riv-oros-ykq>

Expected to be present:

1. Call meeting to order **7:52pm**
2. In attendance - **Christina Lobo, Mandie Sanchez, Mandy Hernandez, Sarah Lathan, Larry Bloom, Walter Rock, Susan Rock,**
3. Approve minutes from 11/10/24 regular board meeting - **Mandie Sanchez and Christina Lobo**
4. Homeowner Forum: (For discussion of general HOA matters only. No personal issues nor specific homeowners/addresses will be discussed. Maximum 3 minutes per homeowner). **No Issues**
5. Unfinished Business- **No replies**
6. New Business - **none**
7. Committee Updates
 - a. Social Committee - **no updates**
8. Management Report
 - a. Financial update -**Christina Lobo**
 - b. General violation overview - **Mandy Hernandez**
 - i. Please seek approval from the architectural control committee and the city, on home exterior changes and additions
 - c. Seeking nominations for all officers for 2026 HOA board: president, vice president, secretary and treasurer. All nominees will be nominated at the Fall General Meeting and voted on. Secret Ballot will be conducted if there are multiple nominees for each position.
 - d. Action Item Updates - **none**
9. Property Maintenance and Vendor Business **None**
10. Executive Session: Closed meeting pursuant to Tex. Prop. Code 209.0051(c) . *Business topics may include general association business, including old business and new business, covenant enforcement and budgeting/assessment. Executive session matters may include personnel matters, litigation, contract negotiations, enforcement actions, confidential attorney communications, matters involving the invasion of owners' privacy, or matters involving parties who have requested confidentiality and the board has agreed to honor that request.*
 - a. Hearing request – **no requests**
 - b. Delinquencies – **reviewed**
 - c. Enforcement actions – **reviewed**
11. Post-Executive Session- **No actions**
12. New Action Items- **house keeping items, financials, billing issues**

Adjournment 7:45

2025 Board Meeting Dates:

Annual Meeting Date: **November 2, 2025**