

# 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.

DATE: Wednesday, February 25, 2026

TIME: 7:00pm

LOCATION: Online: Google Meet <virtual link>

**Expected to be present:** Phil Geiger, Mandy Hernandez, Christina Lobo, Kim Todd, Diana Short, Dana Hill, Gary Brown, Sarah Lathan

1. Call meeting to order 7:01
  2. Approve minutes from 11/2/2025 board meeting Christina, Phil approve and second
  3. Homeowner Forum: (For discussion of general HOA matters only. No personal issues nor specific homeowners/addresses will be discussed. Maximum 3 minutes per homeowner). NONE
  4. Unfinished Business
    - a. Reserve fund CD status - Christina - 2.4435 apr CD with \$35.000
  5. New Business -Dana Hill- W.Loop irrigation broken. Red Bud Lane- check all pipes and heads
  6. Management Report
    - a. Financial update – Christina. NONE
    - b. Action Item Updates
  7. Property Maintenance and Vendor Business
    - a. Landscape/irrigation-Diana- transformer for street power & entrances CORR
    - b. Red Bud Lane Wall – address after road widening is finished NONE
    - c.
  8. Executive Session: Closed meeting pursuant to Tex. Prop. Code 209.0051(c)
    - a. Hearing Requests – none
    - b. Delinquency actions - No actions at this time
    - c. Enforcement action –
- 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.*
9. Post-Executive Session:
    - a. Hearing Requests – none
    - b. Delinquency actions - NONE
    - c. Enforcement action –
  10. New Action Item Review: Review action items to be taken care of prior to next meeting or other established deadline.
  11. Adjournment

**2026 Board Meeting Dates:** February 25(online), May 6 (online), August 5 (online)

**2026 Annual Meeting Date:** November 4 (place tbd)