

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, Sept 10, 2025

TIME: 7:00pm

LOCATION: Google Meet: <https://meet.google.com/tcm-rged-ejv>

Expected to be present:

Board: Mandy H, Chris, Phil, Mandie S, Diana, Kim, Alyssia

Board not present: N/A

Homeowners: Walt Rock, Susan Rock, Sarah Latham

1. Call meeting to order: **7:02PM**
2. Approve minutes from regular board meeting - 7/30/25 approval by
 - a. **Phil**
 - b. **Christina**
 - c. **Sarah**
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).
 - a. **Question (Walt) - was an agenda sent? Yes**
4. Unfinished Business- Red Bud Lane Wall repair
 - a. **Have 3 bids from last year - can we email to the board members (Diana)**
 - b. **Question (Walt) - what is wrong with the wall? This information has previously been provided on estimates the board has previously received - leaving this as an open item to look over the quotes to make sure we agree that work needs to be done is valid**
 - c. **We'll need to refresh the quotes to get updated amounts**
 - d. **Walt has requested to see the bids via email**
5. New Business - 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
 - a. **Need nominations by October 1st for any positions if anyone wants to try for them in order to be printed on the ballot - we will hold elections at the General Meeting on November 2nd**
 - b. **Three at-large, we have had two or three Architectural Committee members**
6. Committee Updates
 - a. **Social Committee - NNO gathering 36 Woodland Loop 10/7/25 6-8pm**
 - b. **Hot dogs and refreshments will be provided**
7. Management Report
 - a. **Financial update - Christina; no questions**
 - b. **General violation overview**
 - c. **Action Item Updates - website updates-check website for info**
 - i. **We will be posting approved minutes going forward to the website**
 - ii. **Financials are shared via email before the meetings, we will not be posting them on the website as our site is public**
8. Property Maintenance, Vendor Business:
 - a. **Please seek approval from the architectural control committee and the city, on home exterior changes and additions**
 - b. **Flood storm drains CLEAR (property owner responsibility) for flood rains and proper maintenance**
 - c. **Decorations and lights for holidays taken down promptly after the holiday is over**
 - d. **Moving to closed session at 7:33PM**
9. 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-**none**
- b. Delinquencies – **reviewed**
- c. Enforcement actions – **reviewed**
- d. **2026 proposed budget discussion**

10. Post-Executive Session

- a. Hearing request
- b. Delinquencies
- c. Enforcement actions

11. New Action Items- Review of action items to be taken care of prior to next meeting or other established deadline

Adjournment **8:30pm**

2025 Board Meeting Dates: n/a

National Night Out Neighborhood Gathering: 10/7/25 36 Woodland Loop 6-8pm

Annual Meeting Date: **November 2, 2025 details to follow**