

OEHA, Inc. / Oak Estates Homeowners Association
Minutes of the Board of Directors Meeting
4044 Overbrook Lane
March 6, 2007

Attendance: Eddy Blanton, Susan Krasner, Ken Morris, Madeleine LaFrance, Jeanine Kaminski-Ditzel, Gary Moss, Ken Suminski, Ann Watkins and Evalyn Krudy.

1. Call to Order. Ken Morris called the meeting to order at 7:05 p.m. and verified that a quorum of the directors was present.

2. Consent Agenda

- a. The minutes of the January 23, 2007 meeting were approved.
- b. The Treasurer's report was approved.
- c. The manager's report was presented.

3. Old Business

a. Royden Oaks Patrol Service.

The neighborhood survey results were reviewed and discussed. Based on neighborhood support, the board approved Ann Watkins' motion to

Allow the membership to vote, at the annual meeting on May 8, on raising dues to enable Oak Estates to join the Royden Oaks Patrol service with nearly 24/7 coverage.

Ken Morris will review the contracts with the Constables and will create an exhibit showing hours of coverage for the annual meeting. Board members will provide refreshments at the annual meeting. Constable Neptune will be invited to attend the annual meeting.

b. Sign policy. Discussion was tabled until later in the meeting.

4. New Business

a. Highland Village Variance request. Highland Village is considering redevelopment of the southwest corner of Westheimer and Drexel (current location of Harold Powell and the Gap). Highland Village is requesting a replat and variance. If approved, the variance would eliminate the requirement for Highland Village to provide a 100 ft. wide "cul-de-sac bulb" or turnaround at the terminus of Suffolk, beneath the existing parking garage.

Ann made the following motion, which was approved:

Oppose the variance unless Highland Village will to sign a letter agreeing to provide screening for the garage and to provide drainage along the UPRR right-of-way.

b. Annual Meeting Planning. The agenda for the May 8 Annual Meeting will include the vote on joining the Royden Oaks Patrol and raising dues to \$600 per year. Constable Neptune will be invited to speak. A question and answer session will precede the vote. Board members will provide refreshments.

Ken will investigate whether a proxy can be used to vote on the dues increase proposition. Notice of the annual meeting will be sent at least 10 days in advance in accordance with the bylaws. The notice will include crime statistics and detailed information on the Royden Oaks Patrol. Numbered ballots will be used for voting purposes and will include space for write-in nominees.

c. **Other Business.** It was agreed that the three members with sign agreements will be given a 50% discount if the dues increase is approved.

Board members noted that the restrictions and construction guidelines were being violated by builders on Piping Rock, Overbrook and Drexel.

The following motion was made by Eddy Blanton, and was approved unanimously by the Board:

OEHA will enforce the sign requirements in the deed restrictions and, if there is not a realtor for sale sign, then during construction, a builder may erect a sign not to exceed six square feet that includes the name of the company and phone number; however, no subcontractor signs will be permitted.

OEHA will develop a sign to be posted during construction that gives contact information for the builders to be used by both custom and spec home builders. This sign would be posted on the structure once framing begins.

5. **Adjournment.** There being no further business, the meeting was adjourned at 8:40 p.m.