

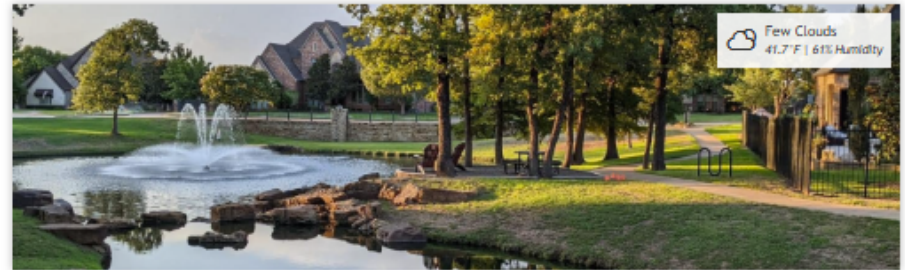


Homeowners Association, Inc.

Annual Meeting

February 1st, 2026

2:30 pm – Marriott Westlake Hotel



Pages

- Home
- Board Members
- Contact Your Board
 - Member Directory Pages
 - Committees
- Calendar
- Financials
- Governing Documents
- Architectural Approval Form
- QMH Final Plat
- Recent HOA Board Meeting Materials
- Prior Years HOA Meeting Minutes
 - Annual HOA Meeting Materials
 - Guidelines, Reports & Projects
- HOA Board of Directors Application



Welcome to Oakmont Hills

[Edit page](#)

Nestled along the border of the award-winning towns of Keller and Westlake, Texas, Oakmont Hills is an upscale residential community set on 58 acres of gently rolling terrain, shaded by mature post oak and blackjack oak trees. From the moment residents and guests arrive, they are welcomed by winding roads and beautifully maintained common grounds featuring three stocked ponds, waterfalls, and a scenic walking trail designed for the enjoyment of the community.



Oakmont Hills is home to 88 custom residences, each situated on wooded half-acre lots, and is deeply committed to preserving the natural beauty that defines the neighborhood. Families from across the United States are drawn to Oakmont Hills, creating a vibrant mix of ages and backgrounds. An active Homeowners Association maintains the common areas and hosts safe, family-friendly social events that help foster strong neighborhood connections. Children in the community typically attend schools in the Keller Independent School District, along with a variety of respected private schools nearby.

Life in Oakmont Hills truly offers the best of both worlds—peaceful surroundings with exceptional convenience. Residents enjoy a tranquil, semi-rural atmosphere while remaining just minutes from shopping, dining, schools, and major transportation corridors serving Southlake, Trophy Club, Grapevine, and the greater Dallas-Fort Worth metroplex.



Above all, Oakmont Hills is a place where community matters. Whether gathering for neighborhood events, taking evening walks, or simply enjoying the serene setting, residents share a genuine pride in making Oakmont Hills a welcoming and exceptional place to call home. Many residents describe it as one of the friendliest neighborhoods they have ever lived in—and that spirit continues to define Oakmont Hills today.

Contact us via board@oakmonthillstx.com

Meeting Agenda

1. **Welcome and Introductions** (2:30 pm)
 - a. *Roll-call and verification of quorum*
2. **2025 Year Recap** (~10-15 min)
 - a. *Status against Goals & Objectives*
 - b. *Capital Projects – Phase I Pearson Wall*
3. **Financial Review** (~10-15 min)
 - a. *2025 Year-end Statement*
 - b. *2026 Preliminary Budget*
4. **Amended/Restated DCCR&Es** (~10-15 min)
 - a. *Summary of Revisions*
 - b. *Results of Adoption Vote*
5. **Election of Board Members (3)** (~5-10 min)
 - a. *Nominations from the Floor, if any*
 - b. *Results of Election*
6. **Comments, Q&A, Discussion** (~20 min)
7. **Adjourn**

Tom Carbone

Amanda Myers

T. Carbone

Mike Hiller

Amanda Myers

Jessica Evans

Michael Boes, All

2. 2025 Recap: Status against Goals & Objectives

1. Continuously improve lawn, landscape, and planting arrangements in the Common Areas; systematic replacement of aging equipment and reseeding pond areas
2. Complete initial phase of Pearson Wall Restoration – 30+ panels and columns – mid-late year completions (Dec. 2025)
3. Complete amended and restated DCCR&Es project to Board and Member satisfaction – target mid-year completion (Nov. 2025)
4. Complete and issue Enforcement and Fines Policy in compliance with Texas Law, H.B. 614 that went into effect in January 2024.– target mid-year completion (Nov. 2025)
5. Solicit additional committee volunteers and ideas for Member sponsored amenity projects. (Social Events Chairpersons!)



Neighbors Serving the Community

BOARD

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Pearson Wall Restoration Project

Phase 1 Restoration 35 Panels and Columns



Phase 3 >

Phase 1 >

Phase 2 >

Phase 3 >



3. Financial Statements

See Separate Handout





4. Amended & Restated DCCR&Es (1)

- Initial DCCRs – adopted in 2000, only amended once in 2022.
- Primary purposes to update the DCCRs to (i) ensure compliance with the Texas Property Code, (ii) bring clarity and make the provisions easier to understand for the Board and the Members, (iii) install best practices, and (iv) expansion of Members' rights
- Removal of antiquated provisions and references, e.g., Class A and B members, initial Board, Declarant, etc.
- Removal of provisions that are obsolete or no longer applicable to Oakmont Hills
- Incorporate law-based provisions as an Exhibit, e.g., political signs, display of religious items, solar energy devices, flag displays, swimming pool enclosures, security measures, electric generators (some of which have been the law since 2011!)
- Incorporate Enforcement & Fines Policy as an Exhibit



4. Amended & Restated DCCR&Es (2)

- Clarify the role and responsibility of the ACC
 - *Board member or spouse of Board member may not simultaneously serve on ACC*
 - *Reasonable time to complete ACC projects, including granting extensions upon request*
 - *Interior modifications or improvements do not require ACC approval unless the change impacts exterior appearance*
 - *Implement the owner's right to appeal ACC disapprovals to the Board*
- Clarification of the Board's duties and responsibilities to the Association and you, the Members
- Board approved the final draft of Amended & Restated DCCR&Es at the November Open Board Meeting following reviews by the Membership and our HOA attorney for *a vote on its adaption at this Annual Meeting.*



5. Board Elections

We received three (3) Board applications by Sunday evening January 11th.

We needed at least three Members to come forward to fill the three openings for the 2026-27 term. The three candidates are:

John Landry

2029 Bantry Drive

Mike Hiller

2037 Bantry Drive (currently a Board member)

Tom Carbone

1800 Summit Court (currently a Board member)

1. Nominations from the Floor – Interest parties to address how they can contribute to the HOA.
2. Elections Results

6. Comments, Q&A, Discussion

Homeowner input is welcomed. Each Homeowner present may ask questions, offer ideas, and express concerns for up to five (5) minutes. A member of the board may give a brief response. Speakers must observe proper behavior and rules of decorum. Speakers may not transfer their time to others.



7. Adjourn