

**Oak Creek Homeowner's Association, Inc.**  
Minutes of OCHOA Annual Meeting of 10/29/2020

**Call to Order**

The meeting was called to order at 7:04 pm with quorum being established. Board members in attendance were Eddie Greene, Bob Berry, and Stephanie Hughes. Also present was Jennifer English of Certified Management of Austin (CMA).

**Proof of Notice**

Jennifer English read the Proof of Notice.

**Approval of Meeting Minutes**

Candy Cooke motioned to approve 2019 Annual meeting minutes, Kay Bursley seconded. Motion passed unanimously.

**Report of Officers**

**President's Report:** Eddie Greene summarized activities and improvements we did in 2020:

- 1) New Oak Creek website is up and running [www.oakcreekrrtx.org](http://www.oakcreekrrtx.org)
- 2) COVID closing of amenities
- 3) Saul Ranch clearing of fence line decreasing the fire hazard along the back of many properties on Falcon and Robin.
- 4) Replacement of gate access system as well as adding buzzer on gates to warn that gates are not closed securely.

**Treasurer's Report:** John Denkler gave a 2020 financial summary. For the year overall, the financials are in good shape. The reserves increased from \$523K in 2019 to \$578K in 2020, Assessments income has decreased by 2%, due to delinquencies. COVID prevented the Board from doing some projects that were forecasted for 2020, dues will not need to go up in 2021.

**Report of Committees**

**ACC:** Eddie Greene, ACC chair, reported that the ACC oversaw 84 project requests in 2020: 67 approved, 14 approved with conditions and 3 declined. Most requests are approved or responded to within 15-20 days.

**Social:** We had 20 clubhouse rentals for the year. See also Presidents Report above.

**Election of Directors**

Due to COVID and the restrictions in place, this year's election was held by absentee ballot which is in accordance with Texas Property Code. There were four positions open, the following candidates were on the ballot: Candy Cooke, Thomas Denton, Eddie Greene, Eric Horn, Stephanie Hughes, David Marquardt and Mark Pierce. Bob Berry announced voting results: Eddie Greene, Eric Horn, Stephanie Hughes and David Marquardt were elected.

## **Old Business**

See Presidents Report above.

## **New Business**

New business brought before the Board:

- 1) Spencer Ainsworth inquired about Sauls Ranch? Eddie Greene reported that while the county has approached the owners to sell, they are not selling just making improvements to the land.
- 2) Michael Barnett questioned Absentee Ballot voting? Eddie Greene reported that it was done due to COVID. (*which is in line with Texas Property Code*)
- 3) Candy Cooke questioned Board decisions without a meeting? Eddie Greene and Bob Berry explained that they are following the bylaws but there are times decisions are made outside of a meeting. (*which is in line with Texas Property Code*)
- 4) Candy Cooke asked if there would be Orientation for the Board. Eddie Greene responded with “yes”.
- 5) Candy Cooke asked how the Board will hand legislative changes. Eddie Greene responded that the Board will work in accordance with State Law.
- 6) Jodie Lindsey questioned the process for the nominating committee? Bob Berry gave a summary on how the nominating process works and was performed in accordance with the governing documents. Jodie requested that the “recommendations” be left off the ballot for future elections.
- 7) Michael Barnett questioned the wrath of resignations? Eddie Greene and Bob Berry explained that it was due to those Board members not wanting to take on personal liability should someone sue over a COVID related issue.
- 8) Sherry Bueche inquired as to what decisions have been made in regards to COVID? Eddie Greene responded that only the opening of the Pool.
- 9) Sherry Bueche stated she works from home will she be fined for that since it’s against the rules, heard that folks that installed windows were being fined. (*Statute of limitations is 4 years*) She suggested something official needs to be put in place. She also suggested that the Board familiarize themselves with the Bylaws.
- 10) Candy Cooke made a motion that all Board meetings be documented and circulated, Sherry Bueche seconded, motions carried.
- 11) Tracy McKee reported she would like to make the community aware of the safety concerns she has for the school age children now that the expansion of Wyoming Springs is going thru. Eddie Greene asked that she submit a blurb for the newsletter.

## **Adjournment**

Bob Berry made the motion to adjourn; Stephanie Hughes seconded; and the motion passed. The meeting was adjourned at 8:13pm.