

Oak Creek Homeowner's Association, Inc.

Minutes of Board of Directors Meeting of 8/14/2019, version 2

The meeting was called to order at 7:02 pm. Board members in attendance were Eddie Greene, Kay Bursley, John Denkler, and Chuck Farr. Also present was Jennifer English of Certified Management of Austin (CMA). With five board members, we need a quorum of three members present for valid voting actions. We had a quorum for this meeting.

Approval of previous minutes: Motion to accept minutes from previous meeting was unanimously approved. Eddie motioned; Chuck seconded.

Homeowner forum: None.

Email-vote ratifications: None.

Officers' reports: None.

President's report: Neighborhood is doing well. Summer heat is here; homeowners (HOs) will do well to mow their grass high and water enough to keep lawns and gardens alive.

Treasurer's report: July financials are here. Everything looks good. Up for the year. Not much to report; our financial engine is humming along so far in 2019.

Manager's report: None.

Committee Reports: ACC: We had 17 projects approved since last meeting via the standard process; average number of days for a request to be approved is 5. Social: We had another grand success for our annual summer pool party.

Old Business: None.

New Business: 1. Annual meeting discussion: Chuck, Bob, and Kay board positions are up for voting this year and agree to serve again if elected. HOs are encouraged to put their names in to serve on the board. Jennifer will send out nominations to the HOs. Do we want to do something about rentals or add this topic to the annual meeting agenda? The annual meeting will be on Wed 10/2/19. 2. New Pool system with gate beepers: we have reached out to Donnie to replace the security gate access system. The main brain of the system is old; no more upgrades possible on the old system. Donnie's Viper bid is \$3600 and will be integrated with our primary security camera system. Would require a complete key replacement and roundup. All totaled, we will spend around \$5K to do the entire upgrade. Jennifer will also work with Eddie to research/get a similar bid for security gate access from Door King. We will push this out until January so we can do the proper research, bids, and upgrades using apples-to-apples bid estimates. We will table the decision until later this year and put into 2020 budget. 3. Four moon lights over the pump house need replacement. Jennifer will get them fixed. We will also replace all the lights around the pool and clubhouse. 4. HO asked to rescind a \$25 fee for not taking care of a yard issue until later but finally resolved it; this generated some discussion about our HOA policing, communication, and fine process. Kay moved that—effective now—the board authorizes our property management company, at the discretion of the HOA property manager, to waive the fine for a HO first offense of a bylaw infraction if the HO [a] has resolved the issue and [b] makes a reasonable request in writing before the issuance of a second fine. Kay moved; Eddie seconded; the motion passed. 5. The new Oak Creek Website: should we use the Pearson Place vs River Place templates? The board agreed we will use Pearson Place model with some tweaks to provide quick links to ACC requests, clubhouse rental, CCRs, and how to contact management company for a key.

Next meeting & adjournment: Next meeting is the annual meeting on 10/2/2019. Chuck moved we adjourn, Eddie seconded. Public meeting adjourned at 8:32pm.