

Oak Creek Homeowner's Association, Inc.

Minutes of Board of Directors Meeting of 1/16/2019, version 1

The meeting was called to order at 7:09 pm. Board members in attendance were Eddie Greene, John Denkler, Kay Bursley, 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; Kay seconded.

Homeowner forum: None.

Email-vote ratifications: None.

Officers' reports: None.

President's report: None.

Treasurer's report: We had some accuracy issues on the reports. John now must do many more administrative compilations, since CMA no longer has access to some key online information. The solution may be that we give Johnny at CMA a common user ID with John so CMA can get back in the middle of the accounting and reporting cycle. John cleaned up some discrepancies, but we may have some mismatches that would fail a 2018 audit. We need to fix our year-end financials; still working on it. Overall, we had a net gain for the year.

Manager's report: Still working on audit. Will be doing our taxes soon. Bathrooms have been updated. Eddie was looking over invoices and we had an electric rate too high, about 11 cents per KW; now getting 6.6 cent/KW for 24 months. The issue was the electric company auto-renewing at higher rate month to month. Nov bill was at \$800 dollars; should drop almost in half for the remaining contract.

Committee Reports: None.

Old Business: Next social event will be Easter. Logistics TBD.

New Business: We got the new awning and the benches for kiddie pool installed. Now we should bolt them down. During the meeting, we walked over and positioned the tables there the way we want them bolted. We need to get the pool guy in to fix the tiles soon. Also need the new pool rules sign. Jennifer will send us a sample. Discussion about lowering the quorum from 20 percent to 10 percent for annual meeting business. Also discussed the new leasing rules written up by our lawyer showing the maximum amount of restrictions we are allowed. Kay moved we adopt the new amended leasing rules; Chuck seconded; passed unanimously. Jennifer will send out to all the owners with new rules effective as of 1/16/19. Been having issues with clubhouse rentals getting in with magnetic keys; we will put additional instructions for using the keys to unlock the clubhouse in the docs/applications when HOs rent it.

Pool furniture: we preferred the modern Bonaire thatched fabric design with light brown fabric and dark brown frame: scoped the purchase of 25 loungers, 36 chairs, 7 tables for approximately \$20K with cabling to lock down the furniture. Those are the basics; Eddie will shop a few other websites for same specs for a better price, but board approved the go-ahead if we stick to these specs; may have a final email review if Eddie finds some cheaper alternatives.

Next meeting & adjournment: Next board meeting is 3/13/2019. Chuck moved we adjourn, Kay seconded. Public meeting adjourned at 9:03pm.