

Oak Creek Homeowner's Association, Inc.

Minutes of Board of Directors Meeting of 3/13/2019, version 1

The meeting was called to order at 7:00 pm. Board members in attendance were Eddie Greene, Kay Bursley, Bob Berry, 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. Bob motioned; Eddie seconded.

Homeowner forum: None.

Email-vote ratifications: None.

Officers' reports: None.

President's report: None.

Treasurer's report: Eddie said there was a discrepancy on Feb financials, but that is being corrected.

Manager's report: No specific report, though Jennifer had several notes under New Business.

Committee Reports: ACC is running well; five approvals and one application not yet voted on. Social: Easter Hunt is being planned but the date and details are not yet fully determined.

Old Business: [1] Tables in the kiddy pool have now been secured. [2] New pool furniture is here. [3] Effective January 22, 2019, the finalized initial phase of leasing rules has been implemented in the bylaws and recorded with the county. The management company will make sure the new bylaws will go out to all homeowners in the next billing statement—even those who do not normally get a monthly statement. Jennifer will also send out an email blast about this change and post it on the website.

New Business: [1] Adoption of two new bylaw amendments: [1a] change in powers and duties of the board to adopt and publish rules and regulations governing the subdivision (was previously only restricted to the common area); this may include, for example, additional HO leasing rules, parking rules, noise level rules, and rules regarding proper etiquette for pet feces cleanup; [1b] new requirements for annual meeting quorum of 10% of all members to replace 20% currently. Kay moved we accept the amendments; Chuck seconded; passed unanimously; Jennifer will make sure to send these new bylaws changes to all homeowners along with new leasing rules amendment in Old Business. [2] Website update: Jennifer reported that we are having major issues with the Front Steps website transition and deliverables; the issues are so bad (because of huge delays and loss of data for one or two other HOAs) that we are considering them in breach of contract, and she recommends cancelling our agreement to work with them any longer. Kay moved we cancel Front Steps contract; Bob seconded. The motion to fire Front Steps passed unanimously, and Jennifer will send us some other options. Bob moved we buy new domain name oakcreekrrtx.org; Kay seconded; passed unanimously; we will buy the domain name for 10 years. [3] Viper update: adding another camera along the pavilion; one camera and installation at cost of \$426—to protect new furniture. Chuck moved we accept the recommendation and proceed with the installation; Kay seconded; passed unanimously. [4] Furniture security: need to secure furniture somehow, but we will defer until after we have more conversations with the installers. [5] Pool repairs: John Pack's estimate is around \$5K; Eddie moved we accept the bid; Bob second; passed unanimously. Will schedule as soon as possible after spring break. [6] Spring cleaning of pool and clubhouse: pretty much complete. [7] New pool rule signs: try to finalize before next meeting.

Next meeting & adjournment: Next board meeting is 5/22/2019. Chuck moved we adjourn, Kay seconded. Public meeting adjourned at 8:37pm.