

Oak Creek Homeowner's Association, Inc.

Minutes of Board of Directors Meeting of 5/22/2019, version 2

The meeting was called to order at 7:10 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. Kay motioned; Eddie seconded.

Homeowner forum: None.

Email-vote ratifications: None.

Officers' reports: None.

President's report: We are moving into summer. Already having furniture thrown in the pool a few times, but we are watching with our new security system to try and manage vandalism and responsible parties.

Treasurer's report: We have a minor net loss going on right now, which happens often in summer, and this is less than \$2K. Other than that, our financial balance sheets look good. We are solidly in the black for our reserve accounts. Our financial strength as an HOA just keeps on humming.

Manager's report: None except for a few notes under Old Business below.

Committee Reports: We have received two complaints from HOs about the pool cleanliness; mainly it is settlement of the plaster based on recent repairs and some dust from old tiles that are nearing end of life. Looking forward to some major pool/tile repairs in next two or three years. ACC has had four minor home-improvement requests. Social: Mark your calendars for Saturday Jul 27th pool party from 4pm to 8pm. We will do some email round robin to finish up the last of our community pool and clubhouse signs.

Old Business: Only one call about adoption of the new bylaws from HOs, so it appears to be well received. Next gen website is still in transition; may use a CMA template once they are done. We implemented the new viper camera additions. We have rerouted the chains on some of the pool furniture due to weather blowing them around. We are still working on addressing our pool-furniture vandalism situation; we have good support from the security company and a consistent and reasonable enforcement process based on electronic key cards: when in doubt, the responsible party is the one who uses or lends a card to persons who are identified as trespassers or vandals (this logic flows upstream to landlords if tenants are breaking the rules). The recent pool repairs cost a little more than expected but not way out of range. Need to do spring cleaning once all the spring weather is done.

New Business: Pool security: we need to go to magnetic control devices for both gates; changes will go on the inside of the gate mechanism. Jennifer will get a bid for the two gates to upgrade to magnets and adding new "propped-open" alarms with a board-of-directors-override key (so we can prop open gates for public sanctioned community events). Some local students are offering to clean our three trash cans for \$20 per can to help earn extra financing to pay expenses to Indianapolis band convention; we agreed to do it as a business expense or as part of social budget for services rendered, because the board does not typically approve donations to charitable groups with HOA funds.

Next meeting & adjournment: Next board meeting is 7/17/2019. Chuck moved we adjourn, Kay seconded. Public meeting adjourned at 8:00pm.