

## **Oak Creek Homeowner's Association, Inc.**

Minutes of Board of Directors Meeting of 5/13/2020, version 2

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

**Approval of previous minutes:** Motion to accept minutes from previous meeting was unanimously approved. Bob motioned; Kay seconded.

**Homeowner forum:** None. **Email-vote ratifications:** None. **Officers' reports:** None.

**President's report:** We are all trucking along in the continuing COVID-19 saga and aftermath with our pool currently shut down; limited access to facilities.

**Treasurer's report:** Not a lot going on; accumulating more assets in cash; the net income for the year is currently over \$20K. The HOA is doing well from a financial standpoint.

**Manager's report:** None.

**Committee Reports:** [1] ACC had about half dozen requests in the last 3 months; typically painting and maintenance. Many new fence replacements. No big issues. Most requests fly through in 5 or 10 days. [2] Social report: pool party is under plan; don't know when it will happen yet; we usually have it in July. We were going to have two pool parties this year, but the virus changed that. Pool is closed now, suspended until further notice; we are thinking perhaps Jul/Aug, but time will tell.

**Old Business:** [1] Update on upgraded new Viper gate access system: original bid had a system that went discontinued. \$20/mo. fee for cloud service for new system that will feature brand new products, latest and greatest. Still negotiating the monthly fee, but we have already approved the project as follows: Kay moves we use the new system at \$20 month with caveat no more than 10% annual increase; Bob seconded; passed unanimously. [2] Entry signs: Reach out for new ventures, new designs, maybe use a bigger rock or reuse our current rock with new painting (blue waves, green tree, etc.). Another option? Investigate an encroachment or easement on fence with neighbor; pay them for partially rocked fence. We want a better sign but need to look for better alternatives to the designs we saw recently. [3] Rental rules for non-resident-homeowners discussion: Chuck has this action; stay tuned. We will keep the HOs advised on progress in the board meetings and minutes. [4] Website is officially up and running: Oakcreekrrtx.org.

**New Business:** [1] COVID-19 and annual pool party: when to open the clubhouse and pool? Our insurance company will not defend us if we open and get sued. We will table for now and ask Connie and Jennifer to help monitor and reevaluate with city and state guidelines. We will take another look at the end of May and monitor safe opening strategy monthly. [2] Clubhouse painting: Chuck moved we accept the \$3k bid for redoing turquoise trim under the soffit and under pavilion outside. Kay seconded. Passed unanimously. We will also investigate getting a new waterproof laminate flooring inside the clubhouse. Also, will investigate replacing exterior light fixtures at clubhouse and playscapes. Maybe also some trendy LED hanging light bulbs from a sample at another HOA. Will use newer tech LED no matter what lights we choose.

**Next meeting & adjournment:** Next meeting is 7/15/20. Kay moved we adjourn, Eddie seconded. Public meeting adjourned at 8:08pm.