

**REGULAR MEETING OF THE BOARD OF DIRECTORS - MEETING MINUTES**

**DATE: Wednesday, July 14, 2021**

**TIME: Meeting called to order at 7:01pm and adjourned at 7:59pm; 8:07pm - 8:08pm**

**LOCATION: Oak Creek Clubhouse**

**In Attendance: Eddie Greene, Eric Horn, Dave Marquardt, Stephanie Hughes, Jennifer English, Allen Drake, Scheherazade Perkins, Jim Boyd**

1. Established a quorum with 4 board members
  - a. Eddie Greene, Stephanie Hughes, Eric Horn, Dave Marquardt
  
2. **Eddie G. made a motion to accept the May 5, 2021, meeting minutes; Eric H. second(ed) motion**
  
3. Oral Summation of Decisions/Votes over email:
  - a. Approval of \$7250 to hire architect firm to draw up amenity renovation plans
  - b. Vote to repeal Covid rules
  - c. Vote to open clubhouse for rental
  
4. **Eddie G. made a motion to ratify minutes with the above votes; Dave M. second(ed)**
  
5. Homeowner Forum
  - a. Jim Boyd - checking in on status of his ACC committee request
  
6. Treasurer's Report
  - Balance Sheet**
    - Still strong, net income increased another ~\$ 9K (excess revenue over expenses) between March and May
    - Upcoming CDs will auto-renew as part of ladder program through Bank OZK
  - Income Statement**
    - \$36.7K favorable vs budget through 6/30/2021
    - \$25K due to less capital improvements

- \$5.5K due to less maintenance - primarily pool repairs - Offset by unfavorable \$2.1K for gate repairs
- \$2.3K due to less Recreational Expense - timing, another ~\$1K from May will post in July
- \$1.8K due to less utilities, primarily electricity (timing)
- \$1K due to less Professional Services
- \$3.2K due to greater assessment revenue

## 7. Manager's Report

- a. Landscape came to retrim hedges, but still need to come again. Not short enough
- b. Hail damage assessment
- c. Bi weekly inspections
- d. Welding fixes
- e. One gate repair done and still waiting on one
- f. Waiting on part to fix wireless internet
- g. Claims adjuster remitting payment for water leak (\$12k-\$1k deductible=\$11k)

## 8. New Business

- a. Gate Repairs: All wiring has been replaced on both gates. Card reader has been replaced on the parking lot gate. Card reader for the breezeway gate is on backorder.
- b. In Person HOA meetings: We are back in person!! Please join us! We had 1 or 2 ask if we could continue with the Zoom option.
- c. Hail Damage on Roof: Kangaroo says there is damage on the clubhouse, but not as much on the pool pump house. **Jennifer will file a claim with the insurance company and will confirm hail deductible.**
- d. On July 21, Legal webinar for HOA legislation effective Sept 1, 2021. See power point presentation.
  - i. Homeowners can't serve on both ACC committee and HOA Board.
  - ii. 72hrs versus 144 hrs notice for meetings

9. **Dave M. made motion to adjourn; Eric H. second(ed)**

**8:07PM - 8:08PM Reconvene to Vote**

10. **Eddie G. made motion to move into foreclosure on acct# 26217, Dave M. second(ed)**

11. Next Regular Board Meeting

a. Wednesday, September 15, 2021 @ 7:00PM