

REGULAR MEETING OF THE BOARD OF DIRECTORS - MEETING MINUTES

DATE: Wednesday, September 15, 2021

TIME: Meeting called to order at 7:00pm and adjourned at 7:47pm; 8:06pm - 8:07pm

LOCATION: Oak Creek Clubhouse

In Attendance: Eddie Greene, Eric Horn, Dave Marquardt, Stephanie Hughes, Jennifer English, Scheherazade Perkins

1. Established a quorum with 4 board members
 - a. Eddie Greene, Stephanie Hughes, Eric Horn, Dave Marquardt

2. **Eric H. made a motion to accept the July 14, 2021, meeting minutes; Dave M. second(ed) motion**

3. SB1588 states that a person can NOT hold a position on the Architectural Control Committee and a position on the Board of Directors, simultaneously.
 - a. Eddie G. stepped down from ACC Chair position
 - b. Bob Berry stepped down from Board of Directors
 - c. Bob was appointed by Eddie G. as ACC Chair

4. **Stephanie H. made a motion to accept these Architectural Control Committee and Board of Directors changes; Eric H. second(ed) motion**

5. Treasurer's Report
 - Balance Sheet**
 - Still strong, net income increased another ~\$ 17K (excess revenue over expenses) between July and Aug
 - Upcoming SusserBank CD will auto-renew in October

 - Income Statement**
 - \$55.9K favorable vs budget through 8/31/2021
 - \$21.7K due to less capital improvements
 - \$8.9K due to less maintenance - primarily pool repairs - Offset by unfavorable \$1.9K for gate repairs

- \$5.8K due to less Recreational Expense
- \$2.8K due to less Professional Services
- \$2.7K due to less utilities, primarily electricity (timing)
- \$11.9K due to AmTrust Claim revenue received
- \$4K due to greater assessment revenue

First invoice from architect posted in August - \$2.3K

6. Manager's Report

- a. Working with landscapers to fix dry areas, bad valves, irrigations issues
- b. Working on insurance renewals effective October 1
- c. Awaiting attorney to provide suggested amendments to bylaws in accordance with SB1588
- d. Preparing draft budget for HOA Board to approve by Oct 31 in open meeting
- e. Waiting on check for hail claim for roof and a/c condenser
- f. Bi weekly inspections
- g. Processed ACC requests

7. President's Report

- a. Oversee Architectural Control Committee and Board of Director changes to ensure compliance with SB 1588

8. New Business

- a. 5 Year contract with CMA expires on Dec 31; will be looking at bids; CMA will carry month to month if needed
- b. Approx 2 open spots on HOA Board of Directors & 1 spot open on Architectural Control Committee
- c. Clubhouse renovation project starting soon. We've received first set of design renderings, updated renderings to show at Oct board meeting, topo survey/title reports likely needed and both expected to be completed by end of October
- d. 2nd pool party in August was a success and well attended
- e. Jennifer E. will work on email and postcard ballots for October annual meeting

9. Eric H. made a motion to accept bid for irrigation work; Dave M second(ed)

a. Zone 3 turning brown; pressure issues

10. Stephanie H. made a motion to accept bid to clean up flower beds on Falcon Drive; Dave M. second(ed)

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

8:06PM - 8:07PM Reconvene to Vote

12. Stephanie H. made motion to waive fees less \$100 on acct# 24277; Dave M. second(ed)

13. Eddie made a motion to adjourn at 8:07pm; ALL second(ed)

14. Annual Board Meeting

a. Wednesday, October 27, 2021 @ 7:00PM