

ANNUAL MEETING OF THE BOARD OF DIRECTORS - MEETING MINUTES

DATE: Wednesday, October 27, 2021

TIME: Meeting called to order at 7:02pm and adjourned at 7:38pm

LOCATION: Oak Creek Clubhouse/Park Area

In Attendance: Eddie Greene, Eric Horn, Dave Marquardt, Stephanie Hughes, Jennifer English, Jason Hamilton, John Denkler, Bob Berry, Jason and Vanessa Behr, Spencer Ainsworth, James/Jim Boyd, Joseph/Joe Jeffers, Perry/Michael Pitts, Tony Morone, Paula Yeamans

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 2020 Annual Meeting minutes; Eric H. second(ed) motion**

3. Officer's Report
 - a. Lifted all Covid restrictions summer 2021
 - b. Two pool parties - June and August 2021
 - c. February snowstorm - Pipes burst in bathroom and clubhouse; repairs to broken pipes; insurance claims filed and collected on for pipe and roof repairs (hail storm); renovation in progress
 - d. KAH has been hired for renovations

4. Treasurer's Report

Balance Sheet

- Still strong, net income decreased ~\$7K (excess expenses over revenues) in month of Sep, as expected and in line with Budget - timing of annual insurance payment
- Cashed out CIT Bank CD, #8379 - ~\$61K - moved to Operating Bank account due to lower interest rates on CD in current market, as well as to be liquid for upcoming capital expenditures in FY22

Income Statement

- \$55.7K favorable vs budget through 9/30/2021
- \$20.7K due to less capital improvements

- \$8.3K due to less maintenance - primarily pool repairs - Offset by unfavorable \$2.1K for gate repairs
- \$3.3K due to less Recreational Expense
- \$4.0K due to less Professional Services
- \$2.7K due to less utilities, primarily electricity (timing)
- \$15.9K due to AmTrust Claim revenue received
- \$1.1K due to greater assessment revenue

5. Architectural Control Committee - Bob Berry/Committee Chair

- a. 106 requests made to ACC
 - i. 88 approved, 15 approved with conditions, 3 declined

6. Renovation Committee-Stephanie Hughes, Eddie Green, Tracy McKee, and Mark Pierce

- a. KAH (architect) was hired in September 2021. KAH was used by The Oaklands for reno design work.
- b. Renderings are completed and hanging in clubhouse windows
- c. Continuing to work on neighborhood signage design
- d. First phase of renovation to include clubhouse and bathroom expansion using existing concrete slab and roofline. Adding a deck to park side of Clubhouse.
- e. Topo survey has been completed.
- f. Will start bidding process in January.

7. Annual Meeting board member election for three open spots

- a. Candidates: Jason Hamilton, John Denkler, Stephanie Hughes
- b. No one asked to be added to ballot at meeting
- c. **Eric H. made a motion to accept the slate as presented, all 3 homeowners as presented on ballot; Bob B. second(ed) motion**

8. Homeowner Feedback/Discussion

- a. Perry Pitts
 - i. Sauls Ranch is a fire hazard to our neighborhood. Property line needs to be cleared more. **Response: Eddie G. will contact Commissioner Cooke and see if anything can be done to have this cleared more.**

- b. Tony Morone
 - i. Neighbor's yard is completely overgrown, many matters of disrepair. What can we do?? **Response: Eddie will talk with Jennifer/CMA and review the case and see what next steps are in order.**
- c. Jason Behr
 - i. Speed concerns on Falcon in conjunction with many cars parked on the side of the street. **Response: Homeowners must continue to call police and have them monitor the area of concern.**
- d. John Denkler
 - i. CMA contract ending at the end of 2021. What is the Board's plan? **Response: Eddie has spoken with one company. Will be seeking other bids and reviewing options. Will negotiate the best opportunity for the neighborhood.**

9. Dave M. made motion to adjourn; Jim (homeowner) second(ed) @ 7:38pm

10. Next regular board meeting

- a. Wednesday, January 19, 2022 @ 7:00PM