

ANNUAL MEETING OF THE BOARD OF DIRECTORS - MEETING MINUTES

DATE: Wednesday, November 2, 2022

TIME: Meeting called to order at 7:03pm and adjourned at 7:45pm

LOCATION: Oak Creek Clubhouse

In Attendance: Eddie Greene, Dave and Karen Marquardt, Stephanie Hughes, Jennifer English, Jason Hamilton, John Denkler, James/Jim Boyd, Joseph/Joe Jeffers, Mark Pierce, Mr. Villarreal

1. Established a quorum of board members
2. **Eddie G. made a motion to accept the 2021 Annual Meeting minutes; Joseph Jeffers second(ed) motion; Motion was unanimously approved.**
3. Officer's Report
 - a. Saul's Ranch sold; Milestone purchased; HOA commented at public forum with concerns on how they are routing streets and making Oak Creek streets major thoroughfares for new neighborhood
4. Renovation Report
 - a. Bidding and bid "scrubbing" process is complete, lowest bid/Fazzone Construction selected, and we anticipate starting renovations soon
5. Social Committee
 - a. Summer 2022 pool party was a success
 - b. We anticipate having an Easter egg hunt in April
6. Elections
 - a. During this meeting there are two Board Member positions up for election. Eddie Greene seeks re-election and there is 1 additional Board position on the Ballot. Eddie asked if there were any floor nominations. There were none.
 - b. **Eddie Greene makes a motion to elect the nomination present by acclamation; Stephanie Hughes second(ed) motion; Motion was unanimously approved.**
7. Treasurer's Report
 - a. Total checking and reserves are over \$642,000; YTD Financials are currently at a loss of under \$14k, but noted that operating account is reduced by transfer to reserves by \$1961/month
 - b. Expenses for year have exceeded budget, but not significantly; HOA HO fees and interest income are slightly down contributing to loss.
 - c. Overall HOA is in good financial shape to cover clubhouse renovation contract
 - d. It's anticipated that we want to increase dues by 5%
8. Homeowner Feedback/Discussion
 - a. Karen Marquardt - Can ACC approval process be streamlined? **Response: Eddie is working with ACC committee to get something in writing; conversations are happening**
 - b. Mr. Villarreal - When is the garage sale in the neighborhood? **Response: Goal is to coordinate with Oaklands when they have theirs.**
 - c. Mark Pierce - How many rentals are in the neighborhood? Do we have a rental max? Can we have a rental max? **Response: Don't have an exact number, probably around 10%. We don't have a rule or cap on the max rentals. Will ask Connie to see what it would take to change this rule. It would likely take 2/3 HO signatures to add this rule.**
9. **Dave M. made motion to adjourn; Eddie (HOA) second(ed), Motion was unanimously approved. @ 7:45pm**
10. Next regular board meeting
 - a. Wednesday, March 8, 2023 @ 7:00PM