

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

DATE: APRIL 20, 2022 @ 7PM

LOCATION: OAK CREEK CLUBHOUSE

1. Established a quorum with board members, meeting called to order at 7:01pm
  - a. Eddie Greene, Eric Horn, Stephanie Hughes, John Denkler
2. Stephanie Hughes made a motion to approve the meeting minutes from January 19, 2022, Eric Horn 2nd, motion carried, minutes approved.
3. Homeowners in attendance - Jeff Crack, Joan Bowden, Melissa Drees
  - a. Sauls Ranch concerns and discussion
  - b. Concerns with homeowners receiving fewer HOA violation notices (from 3 to 2) before getting a fine
4. President's Report
  - a. Easter egg hunt was a success with about 60 people in attendance
  - b. Eddie will follow up with Jennifer if pool decks need to be power washed
5. Treasurer's Report
  - a. **Balance Sheet**
    - i. Still strong, net income increased another ~\$ 3.2K (excess revenue over expenses) between Dec and Mar
    - ii. Operating account has enough funds to cover budgeted remodeling and capital improvements in 2022
  - b. **Income Statement vs Budget through 3/21/22**
    - i. Income(\$1,003.39) - Lower assessment collections than forecasted
    - ii. Professional Services(\$2,375.00) - \$1.6k in Admin Reimbursements, Legal Fees for legislative rules being drafted
    - iii. Community(\$210.00) - Monthly Storage fee +\$70
    - iv. Maintenance(\$2,147.61) - Driven by \$2.2k for new pool lights
    - v. Total Operating Budget (\$2,428.46)
    - vi. Reserve Budget \$230,121.00
    - vii. Total Budget \$227,692.54
  - CIT CDARS ladder CD auto-renewed for new terms
  - OZK CD - Bank statements to be sent to Accounting to record interest earned
  - To date, \$4.8k to KAH for remodel
6. Manager's Report
  - a. Jennifer will reach out to storage facility on increased \$70/month fees
  - b. Pool lights replaced, except 1, couldn't replace one bc was stuck
  - c. Filed taxes

7. July 9, 2022 - John Denkler planning/hosting Oak Creek neighborhood pool party with food, door prizes, games, etc
8. Next Regular Board Meeting
  - a. July 20, 2022
9. Eddie motioned to adjourn meeting at 7:40pm, Eric Horn 2nd
10. Executive Session 7:42pm - 7:53pm