

Oak Creek Homeowners Association Minutes

9.12.22

In-attendance: Board Members-Ted Ergo, Tom Hytry, Linda Grahovec, Eric Paetzel, Andrew Lupole

Non-board-Missy Hauser, Todd Worch, Jean Paetzel, Kim Chisari and Savannah Blottiaux (Haleas Group Property Manager)

7:00pm call to order- Ted Ergo, approval of minutes by board

Committee Reports

Finance: (Tom) 25k in checking and 107k in reserves, 132k in total for the year on par with last year.

All assessments are up to date and paid, nobody past 30 days.

Eric did bring up the idea of transferring our funds to a higher return percentage account, Tom will help with research on this topic further.

Clubhouse: There is one cupola on the roof to be replaced, and then they will be painted to match.

Cleaning company fees went up \$20, due to material and fuel costs, approved by the board.

We will be having the tile entryway of the clubhouse polished and sealed for a fresh clean look.

It was brought to our attention that the uncarpeted wing of the clubhouse tends to get very loud for guests who are entertaining. We decided to explore noise canceling options for the room in the future to make it a more pleasurable experience for the guests.

The clubhouse is reserved on Dec 4th for an event.

We also have a new representative for the clubhouse to contact for rental availability, payments, keys, etc.

Thanks to Luis Aguirre for taking that responsibility over, and we thank Carole Crum for her service in that role!

Grounds: (Eric) We have started to gather more information in regards to the deteriorating Spruce tree and other dying trees around the clubhouse and pool area. Eric did have a couple of specialists examine and give possible solutions. Over the next year we will research further

and see what the best route of action is as far as trying to save the trees or total replacement and what that will cost.

An exterior lamp around the clubhouse was hit in the parking lot and is being fix and replaced, an agreement was reached between the board and the party that hit the lamp. (Ted)

Many of you have noticed digging around the neighborhood. That is Intren, a subcontractor of ComEd, they are replacing old underground cables to update us for better electricity in the future. They will be working as quick as they can to finish the work, and also have agreed to fix any damages to yards, it is part of the contracted work, hopefully everything goes smoothly!

Any questions please contact Josh Viland 224-575-0739 at Intren.

Pond: All the electrical has been finished getting run to the pond! Soon the bubblers and fountain will be up and running!

1 acre of seeding around the pond is done and another 1.5 acres to be finished next week, we thank George Booras and Gene Dunne for all their efforts!!

Tennis Courts: We continue to explore options for the repainting of the tennis/pickleball lines on both courts, If the community knows of anyone who specializes or takes on smaller projects such as this, feel free to reach out to us!

Pool: What a great summer! The whole board and pool committee want to thank everyone who made the pool season a success, it's such a great place for our community to be together, an accident/incident free summer, a great end of the season party (thanks Linda!)

We'll also have new pool furniture next year to give it an update, thanks to the new members of our community for making that an easy process!

The last day of the pool will be Sunday, Sep 18th

Can't wait to be back next year already!

ARC: No new submissions

Welcome Committee: Ted has 2 gift cards to deliver to new families in our community

Projects: The new Facebook page for the neighborhood is up and running Thanks to everyone who has joined and been active with the posts, very nice start! We look forward to reaching out to the community more quickly and effectively!

Please click the link [facebook.com/groups/1216947449129583](https://www.facebook.com/groups/1216947449129583) to request to join the neighborhood group or search Oak Creek HOA Community page and ask to join, any questions reach out to myself (Andrew Lupole) aklupolefamily@gmail.com with any questions!

Executive Session:

8:02pm Meeting closed

Our next HOA meeting will be October, 10th @7pm