

## Oak Creek Homeowners Association Minutes

9.14.2023

In-attendance: (Board) Ted Ergo, Tom Hytry, Linda Grahovec, Andrew Lupole, Ginger Thayer  
\*vacation

Non-board: Gene & Eileen Dunne, Dorothy Jarman, Jeanne Brommer, Jim Lee, Lee Ann Olson, Nabil & Suzanne Fayoumi, Todd Worch

7:00pm call to order Ted Ergo

Minutes approved from last month (2 votes)

### Committee Reports

Finance: Tom states that we are currently on budget, 164k in reserves and Ted adds that we are 11% ahead of last years numbers at this time.

An additional \$1159 payment to Dry County was approved by the board for the differential in services from the original contract to the new contract.

The board also approved putting three recurring bills on auto-pay: Pest control \$150, landscaping \$600, and the clubhouse cleaners \$150.

Clubhouse: 1 party upcoming for the Martinez family

Grounds: There is a larger tree down on the path that George and Ted agreed to remove this week. We also are accepting and looking to get quotes for a more comprehensive cleaning of the walking path, please reach out if you have a company you'd like to refer to the board!

We currently do not have a grounds committee, if you would be interested in serving the neighborhood in this way to keep up the beautification of the common grounds, please let the board know, we appreciate all volunteer help!

Pond: The pond has turned out great! The algae is being maintained by McCloud's, and everything else is up to date for planting.

The fountain will be removed before the winter season and put into storage.

Tennis: We are still looking for a company willing to paint new pickleball lines on the tennis court. Jim Lee also mentioned that the straps are missing on the nets that anchor it in the center, so we will attempt to locate those.

Pool: We did pass pool inspection, reminder to keep those pool rules visible, they are posted on the wall by the phone and in each bathroom.

Attendance has been lower during the weekdays than the weekends.

We are happy to see pool lessons went very well, with the kids having a great time and improving the safety of the community. We appreciate all the work by Kelsey Lupole and Missy Hauser organized all of those schedules and the teacher would be very happy to be back next season!

We did hear from the community there was some disappointment about the final communication of when the lessons would be held. It did infringe on adult swim time for those six lessons, and we'll work to accommodate that window of time as best as possible next Summer. As secretary I will do my best to make sure that is known to the community before anything is finalized. We all want to work together for the whole neighborhood.

Some other housekeeping notes from the pool there have been children who came to the pool before 1pm (parents were notified)

Several guests have come without the homeowners present, please accompany them.

Several residents have enjoyed food and drink on the pool deck not in designated areas. This is a state rule to keep the water safe and balanced as well as insects, mice, sticky substances off the pool. Thanks in advance for keeping those off the side of the pool as well.

We kept the pool open until 9pm for the month of July & August. There were only 2 nights the pool was used after 8pm. With the summer winding down and it getting dark, the board was approved to go back to 8pm for the rest of the Summer. However, if any family has a pre-arranged plan to be there later it will totally be accommodated, just reach out to the pool committee in advance, thanks!

The pool committee is here to serve and represent all, the board gives the ok for a review of the pool schedule and rules, many are state mandated, to keep the pool up and running for all.

ARC: Linda is happy to report that they had two submissions and 1 resubmission for additions being made to two properties, they can now move forward with their plans while also being respectful to their neighbors as best as possible during construction.

Social Committee: No new updates from Ginger, Ted did suggest a Bears football kick off party at the clubhouse TBD.

Welcome Committee: N/A

Projects: Jeanne Brommer via Eddie Martinez: Eddie has volunteered his resources and time to gift the clubhouse a new wooden dance floor in the east wing of the clubhouse, we were able to see the materials and the spacing and it was a unanimous decision to let him do that for the community (votes 5-0 for the board). There were no objectors present.

Eddie did a great job working on the bathroom updates, so we know he will do an amazing job and we are definitely grateful for his contributions!

Also to make a note that in regard to the new covenants vote, private voting will be available through Haleas just as it was done during the annual meeting with Savannah

Meeting adjourned at 8:00pm

Executive Session held, adjourned at 8:12pm