

Oak Creek Homeowners Association Minutes

12.11.23

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

(Non-board) John & Barb Wyeth, John & Kim Baer, Randy & Lee Ann Olson, Scott Gengler, Jeanne Brommer, Brad & Dorothy Jarman, Arthur & Rachel Woodard, Jim Lee, Dustin Mol, Ed Grahovec, Missy Hauser, Todd & Jessica Worch, George Booras, Pat Hartney, Nabil & Suzanne Fayoumi, John Farrell

Call to order 7:01PM Ted Ergo

Minutes approved from previous month (November) approved 2x

Finance: 132k in checking currently.

The draft budget will be distributed by mail.

Many seem to be still having difficulty signing up for auto pay regarding dues and mailers, Savannah from Haleas is hopeful the new portal to The Building Group site will be open by next week.

Clubhouse: No updates, clubhouse is reserved for a private event 12/23

Grounds: There was a 2K bid for mulching strictly around the clubhouse/pool area. Arbene who is contracted for the rest of our landscaping would have to do anything additionally around common areas of the neighborhood. (George)

Pond: Pursuing ideas to address any additional growth of phragmites, otherwise everything is looking great! (George & Gene)

Tennis Courts: We will have a potential bid on repainting the tennis/pickleball lines from Midwest Sports Surfaces at the end of the year barring any snow that would restrict the consultation, we will also address any cracks before the new season, approximately \$1500 (Thanks Ed Grahovec)

Pool: Still decisions to be made on the resurfacing project, currently a top bid of 45-50k is the best available.

ARC: No new submissions, 1 decision pending until after the January meeting/Covenant changes are voted upon

Social Committee: Ginger let us know that John Chrisari will be leading a cooking class early in the new year, time and place TBD, Thanks John!

Welcome Committee: no new updates, a couple of homes pending currently

Projects: Trees are being taken care of around the clubhouse/pool area, with some being removed and at least 3 new ones being planted.

We will be launching a new project for the neighborhood to have a “Disaster Recovery” plan in place in the event of a terrible storm, tornado, etc. (a meeting place/communication strategy, etc) stay tuned for more information, that will be a great safety net to have in place for the community.

In conjunction with the future disaster recovery project, another issue was that some members of the community aren't receiving emails from the secretary (myself) regarding neighborhood issues, along with not receiving hard copies of the minutes any longer or being updated on the site. I will be rolling out a form to every homeowner so everyone will be able to update their contact information to be reached. At any time you can always contact me through the neighborhood facebook group/Nextdoor App or my contact info on the Oak Creek website and I will accommodate you!

Lastly, we as board and the covenants committee responded to questions/concerns from the community regarding the rollout/distribution of the covenant ballots and instructions. The committee was on a very tight timeline to finalize language and distribute so everyone would have the appropriate time before our annual meeting in January and their ballots to be cast on time.

The committee wanted to be able to meet with every homeowner one on one to discuss the ballot and be able to answer any questions regarding the changes that would be made, we all felt it was that important considering it had been 20yrs since the last changes.

Some of our committee members had unexpected personal items arise, along with some miscommunication about the actual rollout date when we would start visiting houses.

For that, we all apologized profusely to the community at the meeting along with taking suggestions from you all for the next time of what we could do better to serve everyone equally. The committee invested many hours of personal time over the last year and only want to be transparent with all of you.

Many of you have received the ballot, but for anyone who didn't, you should have received it in your physical mailbox by December 15th for submission postmarked by Dec 29th.

Those votes will be counted by Savannah at The Building Group and presented at the annual meeting January 8th, 2024

We appreciate everyone being understanding and hope you all have a wonderful holiday season with your families!