

## Oak Creek Homeowners Association Minutes

2.13.23

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

Non-board: Todd & Jessica Worch, Gene & Eileen Dunne, Jeanne Brommer, Luis Aguirre, Jim Lee

7:01pm Call to order- Ted Ergo

### Committee Reports

Finance: The final 2023 operating budget was presented by Tom Hytry, without objection it was approved by the board (4-0-1, Linda absent)

Clubhouse: The committee is exploring cleaning rates for additional days during June, July and August due to increased use for the season (pool, events, etc.) comparisons will be reviewed.

Luis Aguirre reports the following dates being reserved for the clubhouse, which also can be found on the Oak Creek website for reference:

Feb 18th, March 26th, April 30th, May 7th and July 18-24 (wedding)

Grounds: Nothing new to report at this time

Pond: Gene Dunne did say we are just waiting on weather to warm up to start the finishing work on the pond project (final grading & planting)

Tennis Courts: Minor repairs will be made in the spring to cracks and the surface. We are also continuing to try and find a company or individual to repaint the pickleball court lines. If anyone in the community knows of someone with that expertise/service, please reach out directly to any board member, thanks!

Pool: W2's have been officially sent out to all seasonal pool employees

ARC: There was 1 approval for a new roof in the last month

Social: Ginger Thayer reports that Haleas group did email/mail out a social survey to residents to gauge interest in future events for the community, please fill out and return so we can plan a fun year in the neighborhood! We love the suggestions!

The survey is located on Haleas website under "Recent Homeowner Documents"

Return to Ginger Thayer 84 Oak Creek Dr, drop in her mailbox or knock on her door!

Welcome Committee: Awaiting 1 new families arrival

Projects: The board voted to approve the new plans & budget for the clubhouse bathrooms remodel, there was still some pending clarification regarding some of the work being up to proper code i.e (additional ceiling fans, # of sinks necessary, bathroom stalls) otherwise the project is a green light to get started.

We appreciate the time and effort of all involved, Jeanne Brommer, Eileen & Gene Dunne, George Booras, and Eddie Martinez, thank you!!

In other community project news, Todd Worch who is on the committee that has volunteered to revise and update the covenants, wanted to share that they have met twice so far, and have began identifying specific areas that are going to be proposed for changes. It will then move to identify changes with bi-laws and rules. Once those proposed changes are complete they will be presented to the entire neighborhood community in a series of two meetings to answer questions or listen to other proposed changes.

This is a long process with no specific end date, and we will continue to let the neighborhood know specifics as they become available.

Lastly, to the community as we continue to encourage runners, walkers, etc to be extra cautious at night wear reflective gear if possible, walk on the right side of the street and be vigilant, drivers please observe the 30mph posted speed limit, we will begin to have a local Yorkville police officer periodically parked in the neighborhood observing for speeding, please it is for the safety of our neighborhood, we care about you, our children and pets!

\*Meeting adjourned 8:32pm