

## Oak Creek Homeowners Association Minutes

3.13.23

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

Non-board: George Booras (zoom), Jeanne Brommer, Jim Lee, John Baer, LeeAnn Olson

7:01pm Call to order- Ted Ergo

### Committee Reports

Finance: (Tom) Reports that we currently have 35k in our checking & 143k overall in our account, also we will be changing financial institutions, from the Republic Bank, to the Peoples Bank, they will allow us to obtain financial statements in a more prompt fashion. The community is also all currently up to date on their HOA payments, nobody 30 days past due.

Clubhouse: (Jeanne) Excellent progress is being made on the clubhouse bathrooms! The electrical, floors, lighting, fans, baby changing tables and painting are finished.

Still to be done is baseboard work, countertops and storage cabinet installation. Everything seems to be going according to the agreed timeline.

We appreciate all the efforts from our community!

A new cleaning service was agreed upon that will give us a better rate, they also do cleaning more often in the summer time while the pool is open.

Clubhouse dates reserved:

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

Grounds: Contract negotiations with Aberdeen are underway to continue their service, update from Ted when more progress is made.

The neighborhood will be receiving a donation of 6-8 trees from Lisle's Morton Arboretum! We appreciate Gene & Eileen Dunne's work to coordinate that, it will be a great addition to our newly renovated pond project!

Pond: No updates at this time

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: No additional updates for pool, Ted is looking for more detail from the pool committee regarding the resurfacing of the pool, to make sure the correct amount of funds are available for the project.

We've also had a few members of the community reach out about holding private swim lessons for children (or adults) at the pool, we are going to have those community members reach out to the pool committee for more guidance and pass along any references of swim instructors who might be available for this service.

ARC: No new submissions at this time. Linda, on behalf of the ARC committee, provided a summary report of the last 50 submissions. There were 28 roof and 22 non-roof submissions. Of those, only 3 did not move forward - 2 of those were provided alternative approved solutions, and 1 did not submit one requirement for the final approval. A 94% overall approval rate for ARC submissions.

Social: (Ginger) reports that Haleas group did email/mail out a social survey to residents to gauge interest in future events for the community, She only received a total of 3 of those back, but many had interest in helping, don't be shy and feel free to continue return those if you haven't already! Very appreciated.

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: No new arrivals at this time

Projects: As you all know the RT 71 project has begun, trees have been cleared along the road, and soon work will start by the creek bridge to widen the lanes. Linda notes that according to leads on the project, electricity along 71 will be shut off approximately by the end of March, this means there will be no street lights, only exceptions will be temporary lighting used by the state contracted workers. Please use extra caution when driving at night while entering or exiting the neighborhood at either entrance.

Also, we are currently gathering bids on the replacements of the monuments and the actual design (which will be similar to the existing) once they are ready to be rebuilt after the road work is finished.

In other community project news, Jeanne Brommer who is on the committee that has volunteered to revise and update the covenants, wanted to share that they continue to meet and communicate on a bi-weekly basis, and have begun identifying specific areas that are going to be proposed for changes. It will then move to identify changes with by-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 30 mph 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 8:27pm