

## **Minutes – January 8, 2024 Oak Creek Home Owners Association**

The yearly Homeowners Association was held on January 8 at the club house. There were 36 people attending (plus a representative from The Building Group – our management organization). The 36 people represented 25 homes.

The meeting started at 7:03. The minutes for the previous meeting were read and approved. Ted then gave a report on major projects we did this last year including work on the pond, Path. The association ended the year with \$131,996.61 reserve (November Financial Report – December not available yet at time of meeting).

Savannah Blottiaux (the Building Group) gave a report on the voting on the proposed Covenants Changes. There were only 33 ballots returned (with 3 rescinded) giving a possible vote of 30 for anyone covenants issue. To change the covenants requires a  $\frac{3}{4}$  vote of the total membership (i.e. 54 votes). A non-returned ballot is considered a no vote. Therefore, none of the suggested covenant's changes passed. However, of the 30 ballots, many of the proposed changes had  $\frac{3}{4}$  acceptance except for fencing (20 votes) and the change percent of vote needed to change the covenants in the future (21 votes). A breakdown (anonymous listing) of the votes will be posted on the minute's web page next to this month's minutes.

We then proceeded to the election of two board member positions that were up for election. (There are five board members with two-year terms – two elected in one year, three in the next year). 50 ballots were cast (including mail in ballots to the Building Group.) The voters voted for two candidates on each ballot. The top two vote getters were Linda Grahovec and Randy Olson with 33 and 31 votes. The Building Group oversaw the election to make sure no one both mailed in a ballot and voted at the meeting.

Andrew Lupole was thanked for these two years of service as departing association secretary, as were the other three candidates who were willing to serve on the board.

The new board then met in a short executive session to determine who would hold what board position. The new board: President: Linda Grahovec, Treasurer Randy Olson, Secretary Tom Hytry. Board members at large Ted Ergo, Ginger Thayer. Ginger will also help Randy as Assistant Treasurer and Randy was appointed to the Architectural Review Committee.

Tom Hytry  
Oak Creek HOA