

Minutes: March 11, 2024 Oak Creek Home Owners Association Open Board Meeting

Meeting called to order at 7:02. Over 20 people in attendance.

The meeting started with a guest speaker – former Kendall County Board Chairman – Scott Gryder who outline what developments were taking place near us.

- Whitetail Ridge new golf dome on Orchard Road
- Cricket stadium is in the planning and funding stage
- New development called Piper Glen at Wolf & Douglas
- In 2025 Lake Michigan water coming to incorporated Oswego
- Orchard Road Bridge to expand to 4 lanes within 5 years

The rest of the meeting then began with the approval of the Jan. minutes and committee reports:

Finance Report: 2024 Oak Creek Operating Budget

The draft budget was previously distribution and reviewed at the December meeting, then reviewed again at the January meeting and posted to Oak Creek website. It was then slightly updated and posted in February after the finance committee meeting. It was once again discussed in detail at the meeting and approved after much discussion. Finance, Randy Olson, will make some clerical corrections to the budget with the Building Group and the final Budget will be posted to the website.

Architectural Review Committee: no new submissions in January or February to report

Clubhouse Committee:

The new committee met in February and discussed some issues and improvements that they will submit in a proposal to the Board, understanding the limited budget as soon as they have bids for the proposed work.

- Rentals - List of current rental dates will be on the clubhouse web page, however, there are none currently for April or May.

Grounds Committee:

The new committee met in February. All maintenance services are in place for the grounds, retention pond, walking path and tennis/pickleball courts and are in line with the operating budget. Since the pond project is complete, the pond and path go back under Common Area Maintenance.

- McCloud remains for pond maintenance.
- Dry County remains for common area snow removal.
- Arbeen landscaping remains for grass cutting and landscaping, which includes brush removal and mulching for this spring.

The grounds committee would like to thank Gene Dunne, George Booras and Ted Ergo for doing clean up on the path.

Pool Committee:

Target opening date is noon on May 25<sup>th</sup> barring any unforeseen issues. The pool committee met in January and February and is on target to meet their operating budget.

- Aqua-Guard remains the company responsible for pool opening and closing.
- ADT will be used, through the Building Group, for payroll services.

The pool committee brought to the attention of the board and the community the issue of the deteriorating condition of the pool plaster during the 2022 pool season. The pool committee researched and met with various companies since the 2023 pool season and received written and verbal estimates. After much deliberation over this past year, the pool committee received the best price for the better product from Aqua-Guard who has been trusted by and working with the Oak Creek Pool Committee for over 4 years. After discussion at this meeting, the pool committee and

board will also review and consider any other lower bids that are for comparable product and deliver for an on time opening for the 2024 pool season.

Social Committee: The February Baking Class was full and a success. Thank you to John & Kim Chisari for opening your home for this class. Future activities include an Easter Egg hunt, Book Club, and Swim party.

Assessment Committee: Randy Olson is asking for volunteers for the assessment committee. This committee will be responsible for reviewing past budgets, researching future costs, reviewing current assessment levels and reserves to propose the best course of action for the future of Oak Creek financially. If you are interested in this committee, please contact Randy. Any monthly assessment change will need to be voted on at the annual association meeting in January, 2025.

Covenants & By-Laws Updating: After the first result for the covenants votes were announced at the January Meeting, it came to the Board's attention that the number of votes counted did not correspond to the number of ballots returned. Linda immediately contacted the Building Group (our management company) and requested they double check the number of the votes and ballots. The Building Group rechecked the votes and recounted all of the ballots submitted. The Building Group provided an accurate update count and that spreadsheet was updated and immediately placed on the web site on the minutes page. The Building Group apologized for the error in the first count. During the review of the vote ballot and vote count, some discussions became heated and very uncomfortable for many in attendance.

Note: The end result remained the same with not enough votes to pass any covenant changes.

The Board would like to utilize all the work done by the prior covenants committee to form a new covenants and by-laws updating committee and Linda made a request for volunteers. This committee could use the results of the voting as a basis for starting with maybe a smaller number of changes the came close to being approved. If you are interested in this committee, please contact Linda.

#### Other Business:

New Oak Creek Community Website Demo. The updating of the Oak Creek website was started by Tom and Linda. They researched and discussed options with three website companies, one of which was recommended by a homeowner. With the approved, yet limited budget, we could not hire a company to create the new site and move all the historical data from the old platform to a new platform. So Tom and Linda are working with students on the creation of a Wix website and Linda demonstrated the progress to date. This included the following and was well received by all.

- New home page and menu headers

- Addition of Committee pages

- Addition of a Photo Gallery for events, meetings, etc.

- The much-needed addition of a Community Calendar for pool informational dates, social events, committee meetings and announcements, as well as clubhouse and pool rentals.

The board then moved to Executive Session for approval of pending reimbursements, review of the outstanding assessments and our interaction process with the Building Group.

The board then returned to an open meeting and approved pending reimbursements and past due letters to be sent to the homeowners automatically for anyone over 60 days past due. The Building Group will follow up with any homeowner that needs assistance with setting up their payments through the new portal.

Meeting adjourned at 8:36pm