

Oak Creek Estados HOA

OPEN MEETING AGENDA

Saturday 11/19/22

9:00 AM in person in the Clubhouse or via Zoom link below

<https://us02web.zoom.us/j/81765957188?pwd=ZkZHMFFBUTVWdXh2cFYzRDBBTldvUT09>

Call to Order

Review and Approve September 24, 2022 meeting minutes.

Treasurers Report -Nikki Averitt

- Review accounts receivable and collections

- Capital Reserve Study Update

Maintenance Report

- General update

- Inside Unit Repairs (B01—water main leak, D9—roof leak, F bldg—roots, F5—requesting we pay half of bill for issues inside her unit, Catherine Mauro—leak from unit above)

 - Bldg A&B boiler pump replaced by Ricardo at cost of \$4236

 - Culverts near H building—Yavapai County coming in December

 - H&M Construction—bid for catwalk resurfacing/patchwork—still waiting for SNAP Fitness job to be completed

From previous meeting:

- Pool resurfacing bids—awaiting a 2nd bid (Sunsplash Spas)

 - Sanchez Pools—Matthew Henderson

- Tree Removal—1 or all 3, possible trimming, digging the ditch to cut roots, cleaning out the tops of trees, Danny Pierce assisting as an arborist (and the board thanks and appreciates him for his assistance and knowledge and all for the amazing price of \$0.00)

 - Refinish metal fence along E building

 - Check catwalk railings for rust and paint

- Irrigation timer replacement to reduce over-watering
- Parking lot stripes
- Need for additional landscape lights
- Lights being pulled down
- Swamp coolers turned off

Old Business-

- Clubhouse facelift—paint, art, TV, etc.
- Pool Bid from Matt Henderson—needs approval, he has the tiles
- Shower not required at pool per Az Admin Code R9-8-807

New Business

- New board members for 2023
- Ken resigned. Ricardo working 6 days a week, still 40 hours.
- Seeking new PT employee--Mackenzie create a check-off list of weekend duties/expectations.
- Privacy Screens—No shades, awnings or privacy screens are allowed on any patio or balcony per HPR 9.08. The OCE Board asked them to be removed a year ago and more have appeared, not less.
- HOAMCO—contract signed Oct. 13, 2022 for accounting and management services. Jim Spears released Sept 30., Marianne worked through October, but we have used her a couple times since for specific items. We will close out our Chase accounts once the process is complete and all checks have cleared.
- HOAMCO onboarding issues and problems
 - ACH payments—page not found
 - Owners with a HOA credit not on HOAMCO's files
 - Mckenzie's lack of training and software access
 - Title Company Escrow fees and loss of income
 - Strong Room Invoices and ability to create new vendors
 - Special Assessment for the pool, catwalk, tree root invasion repair

2023 Budget Discussion

Open Forum

Next Meeting – December
Adjourn