

# Oak Creek Estados HOA

## OPEN MEETING AGENDA

Saturday 12/17/22

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

<https://us02web.zoom.us/j/88339853913?pwd=TENVZThXWDZDVkdMRDJoZEFJUks3dz09>

### Call to Order

Review and Approve November 19, 2022 meeting minutes.

### Treasurer's Report - John

Review accounts receivable and collections

### Maintenance Report

General update

Inside Unit Repairs (F4—hot water leak, D9—roof leak, B1 pipe repair requesting we pay half of bill for issues inside her unit)

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

Getting another bid for catwalk

### Old Business-

Capital Reserve Study Update—Did a walk of the grounds, almost complete

Pool resurfacing bids—Sanchez Pools & Matthew Henderson, we have the bid. Just need approval to move forward.

Tree Removal—Digging the ditch to cut roots, cleaning out the tops of trees around the property—funds from the proposed annual assessment

Refinish metal fence along E building vs. remove and replace

### New Business

New budget for 2023—needs to be voted on

Special Assessment for the pool, catwalk, tree root invasion repair needs to be voted on once all bids are in and contracts signed

Ricardo works 6 days a week, still 40 hours.

Seeking new PT employee-Mckenzie creates 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. We will be sending letters out to owners that are not in compliance. They are allowed under certain specific parameters.

HOAMCO—contract signed Oct. 13, 2022 for accounting and management services. Issues continue to come up.

Discussion of Issues (Escrow fees, Late fees, Vendors not set up in “Strongroom” to pay their bills, owners with a HOA credit not on HOAMCO’s files, H8 still unable to set up online account, Jim Spears being hired to do end-of-year taxes, December statements went out late.)

New signers need to be added to our bank account.

Open Forum

Next Meeting – January

Adjourn