

Oak Creek Estados Condominium Association

Board of Directors Meeting

Minutes

Date: 8/24/19

Location: OCE Clubhouse

Time: 10:00AM

The meeting was called to order at 10:00AM

The Pledge of Allegiance was recited

A quorum was met with Peter Zid, Mary Zordan, Claudia Ronaldson, Ken Behrs, Melanie Roach and Susan Port present.

President/Secretary: Dr. Zid stated that Waste Management is charging us \$124.00 for each dumpster when the lid is more than 10 inches above the opening. Maintenance will keep an eye on the dumpsters to see this does not continue in the future. The CC&Rs are being reviewed by a law firm. We will be changing the R&R to show the \$15.00 amenity fee. An owner has retained an attorney regarding our attorney's letter to them regarding unpaid AB&B fees. The Property Supervisor has an extensive file on this individual and all has been turned over to our attorney. The CIP projects for 2020 will be as follows: **Concrete work, tree removal and outside light installation.** We will work on increasing the reserves in 2020. The letter to owners regarding a \$15.00 amenity fee per AB&B rental went out in 2 mailings. So far no complaints. Susan Port has been looking for companies supplying security guards with little success. Companies are requiring 30 hours per week along with benefits and some charging \$35.00 per hour. We will continue to address this situation. We have experienced vandalism on the property with sprinkler heads being kicked over and our watering system for plants being turned off. We will look into a security system that will give us a digital record around the complex. We will send a letter to all owners stating HUD guidelines for occupancy in OCE.

Treasurer: At this time we have \$177,000.83 dollars in our accounts. We will work on increasing the reserves throughout 2020.

Open Forum: Complaints that we have not informed owners that they need to have all their contact information in the office and that we will communicate by e-mail. It is the owners responsibility to see we have the correct information and to look on the web site for information. The Association cannot babysit owners.

Next meeting date on 9/21/19 at 10:00am in the OCE clubhouse

Meeting was adjourned at 11:00AM