

**Oak Creek Estados Condominium Association**  
**Board of Directors**  
**Minutes**

**Date: 11-23-19**

**Time: 10:00 AM**

**Location: OCE Clubhouse**

The meeting was called to order at 10:00 AM

The Pledge of Allegiance was recited.

A Quorum was established with Peter Zid, Ken Bers, Mary Zordan, Claudia Ronaldson, Bill Krchnavy, Neil Malmuth and Caroline Oreel present.

Two set of minutes were to be approved. September and October. Neil Malmuth stated there was an omission in the October Annual meeting minutes. Specifically a question by an unnamed member about the \$15.00 amenity fee and about an e-mail supposedly sent to President Peter Zid. Peter Zid stated he did not receive any e-mail regarding the question and e-mail mentioned. Peter Zid said he would look over the Annual Meeting notes and place an amendment in the minutes if necessary. No minutes were approved and will be deferred to the next BOD meeting.

Neil Malmuth complained that Peter Zid did not respond to his e-mails regarding the information from the Mulchahy Law Firm on amending the CC&R. Peter Zid told Neil he could come in any time and look over the information. Neil felt Peter Zid should have given him a time when he could come in to view the information. Peter Zid stated he could have called Susan and come in at his leisure. Neil Malmuth continued his complaints to Peter Zid regarding the e-mail from an unnamed member regarding the \$15.00 amenity fee. Peter Zid stated he did not get any e-mail from this unnamed member. Peter Zid felt Neil was insulting his integrity and confronted Neil across the table. Neil rose to his feet and got in Peter Zid's face resulting in Peter Zid pushing him back. Neil called the police and stated he was assaulted. The police showed and issued Peter Zid a "disorderly conduct" citation. Peter Zid left the premises.

Mary Zordan, Vice-President, continued the meeting.

Claudia Ronaldson, Treasurer, reported we have a total of \$201,694.00 in the Estados account. The financials were approved with Mary Zordan motioning and Claudia Ronaldson second. All in favor.

Ken Bers reported the pool spa was up and running. The tennis court spa has had the heater replaced and we are waiting for a quote on a re-plaster. Boiler parts for the H and G building boilers are on order. H building is the oldest boiler and may cost \$15,000 to \$16,000 to repair.

The BOD voted to have Kevin, our boiler expert, come in once a month to look over the boilers  
Mary Zordan motioning and Claudia Ronaldson second. All in favor.

The Christmas Party will be held on 12-14-19

The next BOD meeting will be held on 1-25-20

The meeting was adjourned at 11:10 AM

Meeting minutes taken by Susan Port and compiled by Peter Zid