

# **Oak Creek Condominium Association Annual Co-Owners Meeting Minutes**

**Date: 10-26-19**

**Time: 10:00 AM**

**Location: OCE Clubhouse**

Meeting was called to order at 10:00 AM

Pledge of Allegiance was recited

2018 Annual Meeting Minutes approved

**President Peter Zid reported the following:**

Bad news the past year, Dan Smith passing

Good news, Rick Rubio hired. Rick has multiple certifications and is doing a great job.

No payment to S/W roofing as they agreed to walk away from the job. Saved \$43,000.00.

Estrella roofing replaced F,H and B catwalks and repaired C and G catwalks.

Financials are in good shape. Started 2019 with \$172,000.00 and ended with \$199,700.00 after all projects completed.

Budget for 2020 underestimates in several areas. Shows \$6,000 per month in reserves, actual is from \$9,000.00 to \$12,000.00 per month. Goals for 2020 is to increase reserves to mid 200s.

Capital improvement projects are to replace the sewer line and replace cement drive along route 179.

Within the next two weeks a letter will be sent out to all owners in regards to updating the CC&R. All materials received from the Mulcahy Law Group will be sent to owners.

Payroll as follows: Rick full time, Ken 4 hours per day and Susan 4-6 hours per day.

**Owner Comments:** Beams under the B building catwalk needs to be painted.

Owner wanted Rick to service coolers. The BOD does not want Rick doing jobs that would bring liability upon the Association. This work should be done by outside professionals.

If owners see something wrong, say something immediately, not later.

Dryer vents should be cleaned.

Office will try to put together a preferred professional list for owners.

The Office is putting together a new owner packet with all pertinent information.

BOD needs to have a 10 year plan for projects. Rick and Ken are working on this.

**New BOD Vote:**

Since there are only 7 people running for BOD, the vote was done by affirmation. All owners voted in favor.

**New BOD:**

Peter Zid  
Mary Zordan  
Ken Bers  
Claudia Ronaldson  
Bill Krchnavy  
Neil Malmuth  
Caroline Oreel

The meeting was adjourned at 11:15 AM

Next BOD meeting on 11-23-19 at 10:00 AM in the OCE clubhouse

Minutes taken by Susan Port and compiled by Peter Zid