

Oak Creek Estados HOA

OPEN MEETING MINUTES

Thursday 4/21/22

6:00 PM via Zoom and in person in the Clubhouse

Attendance

- Present Board Members-Jill, Joe, Catherine, Anthony, Jamie, Robin
- Absent—Nikki
- Present Owners—Ken Bers, Mary Reimers

Call to Order at 6:19 p.m.

Review and Approve March 2022 meeting minutes—approved unanimously without corrections

Treasurers Report -Jill covered in Nikki's absence

Reviewed accounts receivable and collections
\$191,372.65 in the capital reserve account
\$215.03 in the petty cash account
\$6,285.80 in the checking account

Maintenance Report

General update—staff meeting held yesterday. Topics discussed include:

- Replacement of clipboards around property with an enclosed vinyl frame
- Turning on of water to the evap. coolers will start next week on Monday. Owners must provide proof of inspection and maintenance to the office in order to have their cooler water turned on for the season.
- We received a fine for overflowing garbage recently. We are currently looking into another bid for garbage disposal from Taylor Waste.
- Bob's landscaping is increasing their cost to us by \$5 per hour per worker.

- We are trying to get a handle on costs of toilet paper and paper towels in the clubhouse. We are investigating the price of other suppliers. We will also investigate the use of air dryers.
- The pool furniture was power-washed, umbrellas purchased, tables re-sealed. Ken puts the umbrellas down at night.
- The pool motor was repaired today.
- The pool tiles and adhesive have been ordered. They aren't an exact match, but are intended to fill in the gaps to meet County Requirements.
- There was a discussion on the topic of adding the ability to recycle on the property. It may be beneficial to reducing waste, and overflow.
- The topic of buying an umbrella for the spa was discussed. We will move one from the pool to the spa.
- Irrigation lines continue to be repaired on an ongoing basis.
- We are getting an estimate on the boilers to have repairs made from calcium deposits. A licensed plumber will be needed as the pipes are greater than 2". Three more boilers need this preventive maintenance.
- Bldg. A entryway, and Bldg. D & H roof estimates/repair—we have been unable to get another bid to make these repairs despite notifying at least 6 other companies. Catherine made a motion to complete the repair at a cost of \$43,375.00, Joe seconded the repair, unanimous vote to accept the motion; the motion passed unanimously.
- A Bldg. carport repair completed.
- Mackenzie recently created many different distribution lists that allow her to send emails to specific groups with the association.

Old Business-

- 90-day demand letter by Board Member Jamie. Discussion held. Mackenzie will now be calling owners as a courtesy prior to sending out the 90-day demand letter, certified with return receipt.
- Chase Bank—automatic payment set up—Maryanne trying to determine how their system interfaces with QuickBooks. The cost is \$25 per month for the first 25 payments, an additional \$0.25 per

transaction. Notices will be going out once all the kinks are worked out.

- Use of bunkers for pet relief area—not a viable option at this time
- Difficulty in enforcing rules about pet relief on grass discussed

New Business—

- Jill brought up that we need a better way of explaining the rules about STR ownership to the owners.
- Discussion about creating a subcommittee to update the website. Realtors buying and selling our properties are always trying to seek information about our property.

Open Forum

- No topics discussed

Next Meeting - May 26 at 6 p.m. Joe will be out of town and not able to attend. There will be no zoom access at next month's meeting.

Adjourned—at 7:39