

Oak Creek Estados Condominium Association

Board of Directors Meeting

Minutes

Location: OCE Clubhouse

Date: 2-23-19

Time: 10:00AM

The meeting was called to order at 10:00AM on 2-23-19

The Pledge of Allegiance was recited (no one took a knee)

A quorum was met with Peter Zid, John Jones, John Cunningham, Mary Zordan, Matthew Wolff present with Claudia Ronaldson by phone. Melanie Roach is out of country. Susan port was present taking minute notes.

Past minutes were approved with Peter Zid motioning and John Cunningham second. All in favor.

President/Secretary Peter Zid reported the following: The concrete between E and F building will be redone by the contractor at no charge. The smoking issues between G-10 and G-2 will be settled by the owners. If enough individuals complain in writing, the BOD will inform the owner of the bottom unit. A staggered term for the BOD was discussed. Some pro and some con with both sides having good points. The issue was tabled to a later meeting. Due a lack of involvement from BOD members in daily Estados matters such as involvement with contractors, owners, renters, Susan, Dan, Ken, it may be prudent in the future to consider hiring a General Manager for the property. This individual would handle the day to day operations and report to the BOD. Exact parameters time and pay could discussed at a later date if this idea continues forward. It was decided to proceed with a complaint with the Registrar of Contractors against Southwest Roofing as this must be done within a two year window, Mary Zordan motioning and Peter Zid second with all in favor. Peter Zid will be the contact person. Peter, Dan, Ken and Susan will put together the complaint in a chronological manner. The contract for catwalks was negotiated by Barbara with no consultation with Dan or Ken. This will not happen in the future. Any and all projects considered by the OCE BOD will include input from Ken and Dan. If their input and advice had been considered in negotiations with SW roofing we would not have the issues at hand. At the time of the BOD meeting we were still waiting for a copy of the contract. **((As of 2-25-19 we have a copy of the contract. Also, SW wants to come up and try to rectify the problem at no charge.))**

Estrella Roofing will be our new catwalk contractor. Peter Zid motioned and Mary Zordan second with all in favor. H & B buildings will be done first at a total cost of \$61,000.00. This includes the railings. The handicap lines will be redrawn and painted by Dan. W/C is in place. Outside light fixtures do not meet code. As they need to be replaced, outside rated lights that meet code will be installed. Fireplace letter mailed out to remind owners of the liability exposure with the fireplaces and chimneys. Owners should have them inspected.

Treasurer: New budget for 2019 done with all CIP included. If all parameters are met, we will still have an excess of \$122,749.00. However, as of 2-25-19, the bill for storm damage is \$12,010.00. As we can see, the budget is a living document and will be adjusted as the year progresses. Mary Zordan motioned with Matthew Wolff seconding and all approved.

The next meeting date was set for 3-23-19 at 10:00 AM in the OCE clubhouse.

The meeting was adjourned at 12.05 PM with Peter Zid motioning and Mary Zordan second and all approved.

No executive meeting needed.

BOD meeting notes taken by Susan Port

BOD meeting minutes compiled and written by Peter Zid

Oak Creek Estados Homeowners Association
Board of Directors Meeting
Agenda

Location: OCE Clubhouse

Date: Saturday Feb. 23rd

Time: 10:00AM

1. Call to Order
2. Pledge of Allegiance
3. Quorum Determined
4. Approval of past minutes
5. Officer reports

President/Secretary: E & F building concrete, legal issues with G10 and G2, staggered terms for BOD, SW Roofing meeting, hire Estrella for catwalks, lane restriping for handicap area and drainage, Fireplace liability, fixtures not in code for outside, W/C.

Vice-President:

Treasurer: Financials and updated budget, vote on budget.

6. Open forum for owners
7. Old Business
8. Next meeting date
9. Adjournment

Executive BOD meeting to follow if necessary.