

Oak Creek Estados Condominium Association
Board of Directors Meeting
February 27th, 2018

Meeting was called to order at 9:30 AM by President Nick LaBarbara. A quorum was met with Tom Freestone, Peter Zid, Rex Kuhl, Susan Port and John Jones present.

President's reports:

Detectronics will give us a quote on the security cameras by pool.

A reminder will be placed in the newsletter regarding cleaning dryer vents for fire safety.

H13 has paid all back fees along with attorney fees (\$1211.00) and has been paying for his AB&B rentals.

A demolition hammer was purchased at a cost of \$366.32.

We will get a firm quote from Brewer Bros to remove the speed bumps along with the wall.

We will get a quote for rubber speed bumps.

Additional concrete work adding an additional 30 feet of concrete was approved. This raises the total cost from \$60,000.00 to \$67,384.03. Motion was made by Peter Zid with Tom Freestone seconding. Unanimous vote.

A letter was received from unit H8 regarding the noise in the spa from AB&B renters. A notice will be sent to owners utilizing AB&B to educate their renters on the R&R.

Treasurer reports:

Purchase of spare boiler parts in the amount of \$1748.36 was approved. Motioned by Tom Freestone with Peter Zid seconding. Unanimous vote.

Secretary reports:

Allow secretary to perform duties. Call secretary with agenda items, not Barb.

Chimney caps meet code per code 211 per Rick Marshall, Fire Marshall.

Will call Thumb Butte Fireplace and discuss "Thermal Syphoning Air Cooled chimneys.

Place notice in newsletter for owners to have fireplaces inspected so as to meet code.

Office Manager:

Add the following verbiage into R&R: "All planters, pots, furniture and décor are not permitted to be placed directly on catwalks. Items need to be lifted to allow air circulation beneath items to discourage moisture buildup. All hanging plants, feeders, décor or ornamental objects are prohibited from beams and poles (brown) by drilling in hooks or nails. Holes in beams are areas where carpenter bees nest."

Donors would like to plant a tree in honor of Diane Baldwin. A Black Locust was selected. A vote was taken with a motion from Tom Freestone and Peter Zid seconding. Unanimous vote.

A vote was taken on the bid to paint the railing in building A. The cost was \$1944.00 by Al's custom painting. The railing paint work will be placed in the budget on a 10 year plan as this has to be performed on a regular basis. Tom Freestone motioned with Peter Zid seconding.

A letter will be sent to G2 to move his autos.

Give Ken Bers the responsibility to make sure there is a proper job description for the caps.

A demand must be made for past HOA fees on unit B7. Susan Porter will contact our attorney and discuss the next steps to be taken.

Tom Freestone:

Tom will call the owner of the collective to request a tree be planted to mask the electrical charging station which is visible from OCE.

Tom will get a bid to build out the lower storage area in the carports. This will improve the aesthetic look of the property.

A vote was taken to have Dan grind down the high area by the pool deck so no one trips. Tom Freestone motioned with Peter Zid seconding. Unanimous vote.

Andrew Bailor of State Farm will inquire if the security cameras will decrease our property insurance.

The meeting was adjourned at 11:09 AM. Peter Zid motioned with Nick LaBarbara seconding. Unanimous vote.

The next meeting will be held on 3/20/18 at 9:30 AM in the OCE Clubhouse.

Minutes compiled by Peter Zid