

Oak Creek Estados Condominium Association

Board of Directors Meeting

Minutes

Date: 1-26-19

Location: OCE clubhouse

The meeting was called to order at 10:00 AM

The Pledge of Allegiance was recited

A quorum was determined with, Peter Zid, John Jones, John Cunningham, Claudia Ronaldson and both Mary Zordan and Melanie Roach by phone. Susan Port was in attendance taking the minutes.

Past minutes were approved with Claudine Ronaldson motioning and John Cunningham second. All in favor.

President Peter Zid reported on the following: John Willis, although not at the meeting, wanted the BOD to address the status of B-7 and the Budget. The current budget has not been voted on and approved by the owners at this time. The budget we have does not include the current CIP and is not representative of the current income. PZ will make notes on the budget and have Jim Spear redo to correspond to the current situation. We will then have an e-mail vote on the budget. Regarding B-7, all work is being performed by permit. The city will be inspecting all aspects of the construction. The concrete between D and F buildings is rising up and needs repair. The company that performed the work will be inspecting and letting us know when they will redo. The VOC Post Office is working with Susan to rectify the horrible mail delivery to OCE. If not rectified, the BOD will send letter to Postmaster General in Phoenix and Washington. The C and G catwalks will be inspected by Southwest Roofing on the 31st of Jan. Both Dan and PZ will be on the inspection. Dan will water down the catwalks prior to inspection to show where the water continues to puddle. In question will be the cost of the project. It would seem the work was not done to industry standards and OCE specifications. If necessary, we will bring in licensed contractors to get professional opinions regarding the quality of the work. We have a quote from Estrella Roofing and Walkdeck. The quote is very inclusive and has a warranty. We will continue to negotiate the pricing. Of note, Estrella also does flat roofing. Problem in G building. Renter in second story unit is complaining about the smoke smell from the unit below her. Renter in unit below is a heavy smoker. Renter above states this is a noxious order and is not allowed per CC&R. The renter below is not breaking the law and is smoking in his unit. Do we have any reason to tell this individual he can't smoke in his own condo? PZ will speak with Attorney and get a verbal opinion. The CIP Projects are coming along well. The loose brick walls have been reinforced with rebar and concrete, the A building tile roof will begin on 1-28-19, the speed bumps are in and are in the process of being installed and the pressure valves for C and G building will be installed in early Spring when the meters are changed. All taxes past and present have paid and submitted. Upper balcony and beam

inspection in progress with a meter that shows how much moisture is in the wood. This should make the project proceed faster. Window replacement paid at 50% will only be honored if the windows need to be replaced. Owners will have shown proof the windows need replacing before the Association will reimburse at 50%. If an owner needs the water turned off, it needs to be between 11-2 PM. Anything repairs needed after 5:00 will be the responsibility of the owner. Hilton Hotel expansion is still under review. HOAs are not approving the Hotel. Final decision will be with the County Board. No units 60 days past due on HOA. Susan Port has worked diligently to collect HOA on time.

Treasurer John Cunningham reported on the following: Financials are in good order. \$233,000.00 in reserves, AB&B bringing in extra money and an additional \$20,000.00 going into reserves.

Open Forum:

John Willis playing golf today and just wanted clarification on B-7 and when budget would be voted. PZ explained this in the above notations.

Next meeting Date is on 2-23-19 at 10:00 AM in the OCE clubhouse.

Meeting adjourned at 10:50 AM with Peter Zid motioning and Claudia Ronaldson second.

BOD meeting notes compiled by Susan Port and transcribed and written by Peter Zid

Oak Creek Estados Condominium Association
Board of Directors Meeting
AGENDA

Location: OCE Clubhouse

Date: 1-26-19

Time: 10:00 AM

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

President/Secretary:

Building G complaint

Elderly individual in D bldg needs a space closer to unit.

Repaint handicap curbs

A building roof in progress...CIP

1-31-19..Southwest Roofing to come and inspect C and G building Catwalks

Speed bumps arrived and in progress

All taxes past and present filed and paid.

"0" units 61 days past due on HOA fees

Loose brick walls being filled with concrete by Dan and in progress

Pressure valves for C and G buildings are in and will be installed in early Spring

Patios and beams being are being inspected by Dan

Glass window replacement.....50% reimbursed by HOA

Plumbing issues that are unit owners fault

Hilton Hotel

Vice-President: Hilton Hotels

Treasurer: Financials

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

Executive BOD meeting to follow if necessary