

Oak Creek Estados Homeowners Association
Board of Directors Meeting
Agenda

Location: OCE Clubhouse

Date: 3-23-19

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: Estrella Roofing, Southwest roofing, handicap parking painting and striping completed, A building roof on schedule, landscape work completed and payout, reserve account, possibility of bike stations.

Vice President:

Treasurer: Financials

6. Open Forum for owners
7. Old business
8. Next meeting date
9. Adjournment

Oak Creek Estados Condominium Association

Board of Directors Meeting

Minutes

Date: 3-23-19

Time: 10:00 AM

Location: OCE Clubhouse

The meeting was called to order at 10:00 AM

The Pledge of Allegiance was recited.

A quorum was met with Peter Zid, Mary Zordan, John Jones, John Cunningham, Claudia Ronaldson, Ken Bers and Matthew Wolf present. Melanie Srenk by phone. Dan Smith from maintenance was present.

Past minutes were approved with Mary Zordan motioning and Matthew Wolf second. All approved

President/Secretary Peter Zid reported the following: Estrella contract has been signed and work will start on H & B building catwalks as soon as weather permits. Advance notice will be provided to all residents. Southwest Roofing meeting included the Owner and Edward. The Owner agreed the job needed work to stop ponding on the C & G catwalks. They will notify us as to when they will remedy the problem. If the remedy is satisfactory, they will get paid. The handicap parking spaces have been repainted. "A" building has a beetle infestation and will be handles when Dan repaints the area. Strom damage to landscaping has been completed at a cost of \$12,010.00. Three bike stations will be installed at a cost of \$139.00 each with Mary Zordan motioning and Matthew Wolf second. All approved. We have received a golf cart at no charge from an anonymous donor. Currently desulphating the batteries. If this does not work the new batteries cost approx. \$60.00 each. All complaints must be in writing. We have electrical issues throughout the complex due to age. Dan and Ken will begin to replace outdated electrical as needed. Light fixtures on the exterior of the building will be replaced with the proper exterior lights. These lights will cost approx. \$60.00 each. Mary Zordan motioned with Matthew Wolf second and all approved. Owner patio and front door lights also need replacing. We will get quotes on the lights and then let the owners know the cost. If owners do not agree to replace, we may access a special assessment for the cost. If electrical panels need replacing, a licensed electrician will be needed. All water meters have been marked as to on/off and which building. We have rented a truck so Ken and Dan can cart off the remaining landscaping cuttings. As the office finds new AB&B units that are not complying with the R&R, we will send an e-mail advising of the rule breakage, charge the \$25.00 plus a late fee. We will let them know additional fines, loss of amenity privileges and /or lawsuit will follow. Per the R&R only one

dog is allowed per unit. A letter from a prospective buyer wanted to know if we would give them an exemption. It was decided to stick to the R&R with Matthew Wolf motioning and Peter Zid second. All in favor with Mary Zordan against. A question was raised as to whether we should insist dog owners show proper insurance. This will be handled by Peter Zid with a letter to owners demanding proof of insurance to be on file with office.

Treasurer: Financials in good order with \$269,425.00.

Open Forum: Per Betsy Peterman one of the units has a fence around their patio. The unit owner will get non-compliance with R&R letter and a demand to remove. Betsy also complained about roots lifting up the driveway entrance. Discussion took place regarding the terms for BOD members. Mary Zordan has a friend that deals in re-vamping CC&R for HOA associations. We will make a copy of our CC&R along with By-Laws and send to him for suggestions. Mary Zordan motioned and Peter Zid second. All in favor. Once recommendations are received, we will begin the job of getting approval from owners to change.

Next meeting date: 4-27-19 at 10:00 OCE Clubhouse

Meeting was adjourned at 11:15 AM. Peter Zid motioned and Matthew Wolf second. All in favor.

Meeting minutes taken by Susan Port
Minutes compiled by Peter Zid