

Oak Creek Estados HOA

OPEN MEETING Sat 1/22/22 Minutes

9:00 AM via Zoom and in person in the Clubhouse

Attendance

- Present Board Members—Jill, Joe, Anthony, Nikki, Jaime, Catherine
- Absent Board Members--Robin
- Present Owners—Dale Woodling, DeSha and John Kalmar, Jack Montgomery, Judy Stith, Margie Garrity Simes, Marilyn Bealafeld, Mark Locke, Patti Webb, Sabitha Setty, Theresa Weber, Alma Wills, Mary Reeves, Marlene Takery, Larry Parker, Ken Bers, Gwen Griffin

Call to Order

Introduction of new Board of Directors

Meetings are planned to be held in person and on zoom. Today we had 12 owners on zoom with 4 owners present in person.

Approval of November 2021 Annual Meeting Minutes

Anthony made a motion to approve, motion approved with all ayes, no nays

Treasurers Report -Nikki Averitt

Review Nov and Dec 2021 Financials—not prepared to move forward as reports were just received a few days ago.

With having almost all new board members just recently voted in Jill discussed having a budget workshop to take a closer look at the financials. Jill wants to take a line by line look at the budget.

Anthony asked about adding additional columns to the report formatting so we can see how the budgets looks from a yearly perspective and be easier to compare actual versus budgeted spending.

Old Business

Roof Maintenance

Inspection—Estrella Roofing is scheduled to do an inspection of every roof in the next couple of months so we have a snapshot of the entire complex for planning purposes.

Evaporative coolers—many owners have defunct coolers on the roof as they have switched to air conditioners but have not removed the evaporative coolers. Owners will be responsible for removal of these coolers. Ricardo will capture images of the roofs. There was a discussion about using one company so they can do the job at one time to keep the price more reasonable.

Satellite dishes—Many units also have old dishes also mounted on the roof that are no longer in use. These also need to be removed at the owners' expense.

A brief discussion was held about notifying owners about how to switch from evaporative coolers to the furnace and back each spring and fall. Jill said emails go out to owners in the spring and the fall.

Clubhouse hours

Weekend hours--open at 9am and locked at dusk by Ken.

Weekday hours are while McKenzie is in the office—9:30 a.m. to 4:30p.m.

Owners do not have access to the clubhouse after these hours.

Discussion held about the appropriateness of the hours. No one was aware of any complaints about the hours. Jill made a motion to maintain these hours.

Motion approved with all ayes, and no nays

Short term rentals (STRs)

Currently 50 out of 136 units are now short-term vacation rentals.

Jill said there is a new online guest form to be completed by all short-term tenants which asks the names, number, and ages of guests as well as their car make and license plate. A discussion with the attorney said we are able to require this.

Owner Packet—not discussed.

Delinquencies—there are a number of owners who are delinquent in paying their amenity fees for STRs. The fee is \$40 for each new renter and is collected to offset increased wear and tear by short-term renters such as pool use and garbage.

Additional discussion held about possibly collecting the amenity fees as an annual fee versus a quarterly or monthly fee. An owner of a STR said collecting fees less often would make it easier to keep up with payments.

Collecting the fee annually might also help with revenue budgeting.

Additional discussions were held about possibly capping the total number of short-term units permitted in the complex.

Comments were also made about ensuring rental units have the appropriate home-owners commercial insurance policies.

Jill proposed that we allow for an hour discussion at the next board meeting to try and figure out how we are going to move forward. Jill wants to send a survey out to the community at large to see how owners across the community feel about STRs, capping the number of units, and how often and how much in fees should be collected from STRs.

Maintenance Update

Backflow Preventers—work completed. Mandated by Big Park Water and the State. Work done by Ricardo.

Spa heater next to tennis courts—new heater installed at a cost of about \$4000; final invoice is coming soon.

Irrigation—Ricardo is doing a section by section check to ensure irrigation lines are working.

Tree Pruning—bids are being collected for this. Trees to be trimmed are being identified by staff.

Lighting—walkway and carport lights are being repaired and replaced with long-life bulbs

Replaced two clubhouse toilets

Carport wall damage repaired and repainted

Boiler preventative maintenance—inspected twice weekly to stay ahead of tiny leaks before they become a larger issue and cost much more money to repair

Jill meets with the staff weekly to discuss current property issues.

New Business

Property Management Software—Yardi is the name. Nikki shared various pros of the software such as owners will have their own portal, maintenance issues can be placed and tracked through the system, HOA monthly payments could be set up as auto debits from bank accounts or through credit card payments.

The cost would be \$200 month.

McKenzie and Maryanne told Jill they didn't see the value in the new system.

Currently we use Quick Books. It's \$6 month, plus an annual \$500 fee. Jill said Maryann is working on setting up auto debits through Quick Books. Jill said an online maintenance request form already exists as well.

Jill questioned the security aspect of 7 board members having access to our books, and the potential for hacking. Other owners asked about the benefits versus costs because many wouldn't use their own portal.

We also need to seek out other quotes as many other vendors offer similar products. We are not ready to take a vote on this topic.

Due to time restraints this topic was tabled until a future meeting.

Jill also wants to form small committees to tackle property problems.

Next Meeting--February 19, 2022 at 9 a.m.

Future Business

Discuss the Fence near E building that is in need of repair.

Meeting Adjourned