

Oak Creek Estados HOA

AGENDA for Open BOD Meeting 1/30/2021 @ 9:30AM via Zoom

- President's Report - Robert Larson
- Treasurer's Report - Claudia Ronaldson: November/December Financials, 2021 Budget
- Committee Reports: None
- Old Business:
 - Approval of 11/21/2020 minutes
 - Discussion of diseased Evergreen trees along 179, mistletoe infestation
 - Pickle Ball Court
- New Business:
 - G8 patio extension
 - B2 porch fencing
 - Illegal dumping at dumpsters. A/B dumpster video camera request.
 - Request for video camera purchase and install at clubhouse.
 - People are walking between carports onto driveway without looking. Stencil "Watch Cars" approval
 - Bldg F speedbump
 - Regular maintenance of boilers. There are now weekly checkups on the boilers by maintenance, discuss having plumber to come in annually and check gaskets, etc.
 - Contractor template to fill out when working on grounds/roofs or also inside units
 - Vendor list/Welcome packet
 - CIP list and planning for 2022
 - Maintenance operational list
 - Sending out agenda and zoom info via email prior to meeting
 - Update website
 - Discussion of increasing HOA fees
- Property Supervisor's Report:
 - 2 broken steps replaced at Buildings D & G
 - Underneath catwalk stained in Building E, others to follow

- Drone purchased
- Maintenance supply inventory done
- All unpainted carport storage doors are painted
- After hours spa use continues
- Fall leaves were removed in December
- Landscape lighting ongoing issue, getting a bid from technician next week
- Bldg A catwalk – smoothed out, but will need complete redo of coating in future
- Sewers now checked every 2 months
- Alleviating charges for overfilled dumpsters by distributing overfills to other dumpsters, discussed with Waste Mgmt
- 2021 CIP: Paint carport fascia as needed, Bldg A catwalks – waiting for bid from Estrella, Pool furnishings, Add and replace deteriorating landscaping vegetation at entrance and around complex, Remove mistletoe, Possibly repair/replace cement drives, Redo pool decking or wait for pool replacement in 2022
- Next Meeting: February tbd
- Executive Meeting to Follow