

Oak Creek Estados

Board Meeting Minutes

1/30/2021 via Zoom Remote

Attendees: Claudia Ronaldson-Treasurer, Caroline Oreel-Secretary, Susy Port-OCE office administrator, Robert Larson-President, Heidi Kenney-BOD, Mark Locke-VP, Catherine Mauro-BOD, James Michener-BOD, Jamie Logan, Dianna Van Sanford

Absentees: None

Call to Order: 9:38am by Robert Larson

President's Report: Thanks to BOD for responding to communications promptly.

Treasurer's Report: 1. November and December Financials-Income is steady, reserves are increasing. Discussion of looking into accounts with higher interest rates, ways to invest.
2. Proposed 2021 Budget-postponed for approval. Waiting on 2020 budget and actuals for comparison and vote.

Committee Reports: Discussion of setting up committees for 1) Volunteer residents for small maintenance tasks, 2) Aesthetic concerns, and 3) 5 yr CIP plan to help with budgeting.

Old/Unfinished Business: 1. 11/21/20 General Meeting and 12/12/20 Executive Meeting minutes approved unanimously.
2. Getting 2 bids on removing mistletoe from evergreens.
3. East tennis court will be taped for pickleball by an instructor at no charge and pickleball kit will be purchased (net, etc.)

New Business: 1. G8 patio extension – Form will be drawn up for this and future extensions with specific requirements for approval.
Motion to approve-Robert Larson, second-Caroline Oreel, approved unanimously
2. B2 porch fencing – Temporary allowance with agreement it will be removed when specified.
Discussion for long-term standards of porch changes needed.
3. No video camera for buildings A/B dumpster at this time, overflow will be dispersed to other dumpsters.
4. Video camera at Clubhouse/Pool area requested (\$200) plus sign alerting persons of camera.
Motion to approve-Robert Larson, second-Mark Locke, approved unanimously
5. Stencil "Watch Cars" to be placed between carports where people walk out onto road/driveway.
Motion to approve-Robert Larson, second-Caroline Oreel, approved unanimously
6. Discussion of replacing speedbump at Building F. Determined a new speedbump is needed along Building E. Heidi Kenney and some residents will walk the area to find best placement on straightaway closer to Building E.
Motion to approve-Robert, second-Claudia Ronaldson, approved unanimously
7. Discussion of boiler maintenance. A meeting will be set-up with maintenance, office admin and current plumber who works on boilers about best plan for annual preventative maintenance.

8. Contractor form required for all work done on grounds including roofs is being finished.
 9. Vendor list and Welcome packet are being drawn up.
 10. Current CIP list was discussed-no comments.
 11. Maintenance operational list done in December.
 12. Website will be updated-comments welcome.
 13. Discussion of increasing HOA fees was put on hold until a 5 year CIP plan could be compiled.
 14. Reimbursement request for E18 for swamp cooler repair.
- Motion to approve-Robert Larson, second-Heidi Kenney

Updates: See Property Supervisor's Report in Agenda.

A cage will be placed around the light at the tennis court spa to keep people from removing bulbs.

Estrella Roofing will take a look at catwalk in Buildings G and give bid for this along with building A.

Looking into pool furniture replacements.

Next Meeting: Open Meeting 2/27/2021 @ 9:30 via Zoom, Executive Meeting to follow. Owners with any concerns to put on the February agenda should contact the BOD at ocebod65@gmail.com.

Adjournment: 11:37am