

# Oak Creek Estados

## Board Meeting Minutes

2/27/2021 via Zoom Remote

Attendees: Claudia Ronaldson-Treasurer, Caroline Oreel-Secretary, Susy Port-OCE office administrator, Mark Locke-VP, Heidi Kenney-BOD, Catherine Mauro-BOD, James Spear-OCE Accountant, Jill Russell, Jamie Logan, Dianna Van Sanford

Absentees: Robert Larson-President, Catherine Mauro-BOD

Call to Order: 9:36am by Mark Locke

President's Report: None

Treasurer's Report: 1. Financials-January Income is steady, reserves are steady. Mr. Spear spoke to the BOD and answered questions on the general budget, CIP budget and reports that would be helpful to the BOD in the future.  
2. Proposed 2021 Budget-postponed for approval. Waiting on CIP numbers update and some follow-up questions for the accountant and bookkeeper.

Committee Reports: 5 Year CIP Plan - Mark is formulating, template sent to BOD to review.

Old/Unfinished Business: 1) 3 bids for mistletoe removal  
Motion to approve Bob's Landscaping conditionally-Mark Locke, second-Claudia, approved unanimously  
2) Vendor/Contractor checklist  
Susy Port is organizing list for vendor recommendations for OCE and owners. Anyone with suggestions for licensed vendors please contact Susy in the office.  
3) B2 additional porch fencing.  
Motion to agree to temporary, but not approve permanent placement and owners will give BOD timeframe-Mark Locke, second-Claudia, approved unanimously  
4) Pool camera is doing a good job, less traffic.  
Motion to approve signage to make guests aware of camera-Mark Locke, second-Caroline Oreel, approved unanimously  
5) G8 patio extension agreement draft will go out to BOD today. Approved at last meeting.  
6) Discussion of pricing, location and specs of speedbumps for the south road. Mark Locke will do a visual of the road this week and some research on the VOCA Clubhouse speedbumps will be done.  
7) Pickleball court is done, except for some taping. Jill Russell suggested some alterations and will review with BOD members after the meeting.  
8) 2 companies have been contacted for pool leak detection and repair bids, tentatively should have bids in next 1-1.5 weeks.

9) Ken is replacing landscape lighting wiring and solar lights as needed. Due to the extent of the project, this will take months. There was some discussion of solar vs electric lighting and it was recommended that Ken be contacted directly about specifics.

10) Discussion on pool furniture. Bids for 3 umbrellas for next meeting.

Motion to approve 15 chaise lounges similar to current ones at \$138 each-Mark Locke, second-Heidi Kenney, approved unanimously

11) Building A & G catwalk bids.

Motion to approve Estrella bid for Building A-Mark Locke, second-Caroline Oreel, approved unanimously.

Motion to get a bid for smoothing out Building G to decide if a full repair is prudent, as well as waiting for fall to do any repairs on Building G-Mark Locke, second-Caroline Oreel, approved unanimously

12) Replace plantings/flowers around entrance. Labor to be done by volunteers, Susy Port is in charge of this project.

Motion to approve \$500 for plantings/flowers-Mark Locke, second-Claudia, approved unanimously

New Business: 1) Water main leak affecting Building C. Maintenance will look into the possibility of replacing the key system shut-off with a valve. OCE currently has to have Big Park Water come out with a key, a valve would allow OCE to immediately turn off a water leak without Big Park Water coming out, saving water and money.

Property Supervisor's Report:

Tennis spa is now properly lit. Solar pathway lights along pathway to spa installed.

Buildings C & D lights need to be replaced.

All flues needing retrofitting were finished 2/8/21.

Sidewalks needing repair are being identified.

Dead bushes around complex are being replaced.

Next Meeting: Open Meeting 3/20/2021 @ 9:00 via Zoom, Executive Meeting to follow. Owners with any concerns to put on the March agenda should contact the BOD at ocebod65@gmail.com.

Adjournment: 10:58am