

# Oak Creek Estados

## Board Meeting Minutes

4/17/2021 via Zoom Remote

Attendees: Claudia Ronaldson-Treasurer, Caroline Oreel-Secretary, Susy Port-OCE office administrator, Mark Locke-President, Heidi Kenney-VP, Catherine Mauro-BOD, Jill Russell-BOD

Call to Order: 9:04am by Mark Locke

President's Report: Good job Ken and Susy for taking on extra responsibilities. Pickleball court and front entrance looking good.

Treasurer's Report: 1. Financials-March income is steady, reserves are steady.  
2. Approved 2021 Budget should be out 4/20/2021.

Committee Reports: 5 Year CIP Plan - Mark spoke with CPA and now has an adjusted list of CIP to create a better document.

Old/Unfinished Business: 1) Speedbump - postponed due to manpower, Susy reports waiting on bid.  
2) Pickleball signage - Susy checking on signage to order  
3) Pool leak inspection - Motion to schedule Leak Squad now since they can also repair, but possibly postpone actual repair until fall if it will take long since it is busy season- Mark Locke, second-Claudia Ronaldson, approved unanimously.  
4) Stair replacement - Susy reports Estrella is looking into their ability to create concrete stairs or replace as needed with metal stairs.  
4) Building C main water shut-off key - Motion to have Ken get valve and call plumber to install if under \$1,000 - Mark Locke, second-Caroline Oreel, approved unanimously.  
5) Short-term rental owners letter update - Heidi is updating a few things based on maintenance report and will have out soon for approval. Jill Russell suggested creating something to have owners give guests as well.  
6) Spring landscape committee update - project finished, was between \$500-600.

New Business: 1) Swamp cooler reminder - AZ Best is checking all swamp coolers starting today, owners will be notified of any repairs needed and warned they won't be allowed on until fixed.  
2) Revisiting R&Rs - Motion to have BOD members review and update Amenities and Common Areas section for next meeting, second-Caroline Oreel, approved unanimously.

Property Supervisor's Report:

Emailed to BOD - most items related to short-term rentals

Next Meeting: Open Meeting 5/22/2021 @ 9:00 via Zoom, Executive Meeting to follow. Owners with any concerns to put on the May agenda should contact the BOD at ocebod65@gmail.com.

Adjournment: 10:03am by Mark Locke