

Oak Creek Estados

Board Meeting Minutes

6/24/2021 via Zoom Remote

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

Call to Order: 9:03am by Mark

President's Report: Concerns with swamp cooler leakage and maintenance.

Treasurer's Report: 1. Financials (see website) - May income and reserves overview. Short term rental fees collected are up, but concern still with not all owners paying these assessments and the rising cost of maintenance with short term rentals.

Committee Reports: None

Old/Unfinished Business: 1) May minutes – Motion to approve-Mark, second-Claudia, approved unanimously.
2) Speedbump – 2 speedbumps to be delivered 7/5, Ricardo will install.
3) Pool leak inspection – had to be rescheduled due to busy schedule. No date set yet.
4) Building C main water shut-off key – being coordinated with AZ Best and Big Park Water. Estimated cost \$1,500.
5) Rules & Regulations revision – get any ideas for changes to Mark. He will review/update and present at next meeting.
6) HOA fee assessment by email – will work with current bookkeeping software. Discuss with legal on correspondence with owners to request switch to email.
7) Video doorbell policy – policy letter has not been finished. Current owner with Ring doorbell will be contacted to have it removed.
8) Short-term rental legal opinion on pursuing non-payment of fees – letter will be sent to short-term rental owners that have not been paying fees. Follow up will be discussed in the future with legal if necessary.
9) BOD meetings in-person vs Zoom – the next BOD meeting will be held in-person at the Clubhouse, as well as Zoom. Only BOD, owners and long-term residents allowed. Anyone unvaccinated attending should wear a mask per CDC recommendations.

New Business: None

Maintenance Report: 1) Ken' report for May (see website)

Next Meeting: Open Meeting 7/31/2021 @ 9:00 via Zoom and in-person (see above), Executive Meeting to follow if necessary. Owners with any concerns to put on future agendas should contact the BOD at ocebod65@gmail.com.

Adjournment: 9:58am by Mark