

# Oak Creek Estados

## Board Meeting Minutes

7/31/2021 via Zoom Remote

Attendees: Mark Locke-President, Heidi Kenney-VP, Claudia Ronaldson-Treasurer, Caroline Oreel-Secretary, Jill Russell-BOD, Susy Port-OCE office administrator, Dale Woodling, John & Alma Willis, absent Catherine Mauro

Call to Order: 9:02am by Mark

President's Report: Keep the Clubhouse closed for now. Motion to approve-Mark, second-Claudia, approved unanimously

Treasurer's Report: 1. Financials (see website) - June income and reserves overview. 2021/2022 budget review pushed to August meeting.

Committee Reports: None

Old/Unfinished Business: 1) June minutes – Motion to approve-Mark, second-Claudia, approved unanimously.  
2) Speedbump – some delivered, some still in transit. Placement at Bldgs B, E & F. Replace where the old speedbump was first, then newer locations.  
3) Pool leak inspection – estimated date is end of September or October.  
4) Building C main water shut-off key – timing will be incorporated into project for upgrades needed for AZ code changes.  
5) Rules & Regulations revision – postponed vote until August meeting. Will also vote on updated penalty schedule  
6) HOA fee assessment by email – email will be sent out to owners to allow/deny receiving assessments by email. A follow-up letter will be sent to owners that don't respond to email to determine if an email assessment will be allowed.  
7) Swamp cooler leakage and maintenance issues – Ricardo is checking the roofs regularly for water issues.

New Business: 1) 2022 budget discussion – pushed to August meeting. Discussion of need to increase assessments in 2022 or over a couple years. This is based on 2021 budget/actuals and CIPs.  
2) Bldg F roof – Estimate for \$8,000-9,000 for repair of part of roof. An estimate will be obtained for the whole roof as well before voting. Discussion of regular roof inspections prior to monsoon season.  
3) Plumbing upgrade per AZ code changes – Estimate for \$8,300 from Saddlerock Plumbing for bringing plumbing up to code. Motion to approve-Mark, second-Caroline, approved unanimously  
4) Bldg E parking lot/road flooding – Susy to order 2 warning signs for parking area and 2 for road.

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

Next Meeting: Open Meeting 8/28/2021 @ 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](mailto:ocebod65@gmail.com).

Adjournment: 10:19am by Mark