

**Oak Creek Estados Homeowners Association  
Board of Directors  
Annual Meeting Minutes  
10-27-18**

The meeting was called to order on 10-27-18 in the OCE clubhouse at 10:00 AM

A quorum was met with Peter Zid, Mary Zordan, John Jones and John Cunningham present

Pledge of Allegiance was recited

The members running for Board were introduced: Peter Zid, Mary Zordan, John Jones, John Cunningham, Melanie Roach and Claudia Donaldson.

The new BOD was elected by affirmation with a 100% vote from members attending.

The new BOD was announced.

Terri Zamataro complained the minutes from the last Annual Meeting were not distributed. Peter Zid explained the minutes are not available. Ms. Zamataro also complained the budget and agenda were not included in the mailing. At this time Ms. Zamataro moved the annual meeting be postponed as the Board did not mail the agenda and budget information in the ballot packet. She maintains this is required for the annual meeting.

John Willis stated he wanted to get on the computer to look for documents. Peter Zid declined to allow Mr. Willis access to the computer. Our forensic accountant had thoroughly gone through the computer. He also wants a monthly report on how we are keeping to the budget.

**President's report:** New budget compiled by accountant and will be a living document as the year progresses. Billing received from Foothills management for flooding in unit A-8 should not be paid. Peter Zid motioned and Mary Zordan second. Pool and Spa sign ordered to show no trespassing after the pool and spa is closed at 10:00PM. G and C bldg. catwalks are ongoing with problems getting Southwest Roofing to finish. No fix no pay. Looking for new roofers and catwalk contractors. 2 additional hours per week for Ken to help keep track of AB&B units. Mary Zordan motioned and Peter Zid second. Property insurance has gone down by \$5,000.00 due to good maintenance and no claims.

Rules and Regulations along with the fine schedule being sent out. Peter Zid will walk the premises looking for violations. Owners will be sent letter outlining any R&R broken.

**Treasurer's report:** Unit B-7 has been sold and new owners have architect and contractor signed to return unit to original status. BOD to OK plans.

**Vice-President's report:** John Jones went over the projects completed this past year. Speed bumps being installed, pool repaired saving 2" water per day, sidewalks being repaired, roofs on building A being repaired, spa heater repaired, bids have been received from Behmer roofing for roof work and we are actively looking for a new contractor to perform catwalk work.

The Annual Meeting was adjourned at 11:25 AM with Peter Zid motioning and Mary Zordan second.

Minutes compiled by:  
Peter Zid, President/Secretary