

2024 MEETING MINUTES

Oak Creek Meadows HOA

Date / Time 12/16/2024 7:30PM / Meeting called to order by Amanda Fee, President

In Attendance

Amanda Fee	Dana Jensen	Patrick Long
Amie Gates	Howard Honig	Trent & Wrennie Tate
Dakota Nelson	Lisa Arrowood	Tyler Stitzel

Business

The meeting was held virtually through Zoom.

1. Meeting procedures were reviewed for attendees.
2. The meeting minutes from the 2023 meeting were read by Vice President, Tyler Stitzel. There was a motion to accept the minutes as read, which was seconded and approved as written.
3. Amanda shared the 2025 proposed budget on her screen. Attendees voted on the option to maintain the existing dues or raise them to \$90 or \$95, due to the estimated short fall. The majority voted in favor of maintaining \$85 per year but will be evaluated again in the 2025 meeting.
4. New payment options were presented to attendees, which included adding credit cards and PayPal. Merchant fees will be passed on to anyone who uses the new services, to limit costs for the HOA. The new options were approved by attendees.
5. Current and possible future costs related to the wetland property were discussed. Fences belonging to a few homeowners were damaged in a recent storm and work is still under way. Many of the trees haven't been evaluated recently and an arborist suggested that there is probably about \$10k in work that needs to be done to reduce fire risk, along with preventing trees from falling on nearby homes. The Albany Fire Department obtained grants around the Oak Creek Trail (this doesn't include our section) to clear ground debris and trim trees that are high risk. Trent & Wrennie offered to assist in writing grants, if we can provide details to them. Amanda will reach out to the Fire Dept to see if they're willing to share information.
6. Amanda shared that beginning in January 2024, Real Estate agents began asking for a copy of the HOA's Reserve Study, which no one was familiar with. After some research, it was confirmed that Oak Creek Meadows isn't required to have a study since our HOA predates the law. Newer HOA's are required to provide annual reports showing whether they have enough funds in reserve to cover the needs of the HOA's assets. An HOA can opt into the program but can never opt out. Amanda spoke with a couple of local companies and obtained quotes. If the HOA decides to opt in, the lowest rate was \$1,850 for the first year and \$450 each year to maintain it. Amanda offered

to share the quote and an example of the study for anyone interested in learning more. No one expressed an interest and no vote was held on this issue.

7. Amanda Fee, Tyler Stitzel, and Lisa Arrowood were nominated to continue in their current positions. These were all seconded and approved.
8. The drawing for free dues for 2025 was held.
9. The 2024 meeting was adjourned.