

2014 MEETING MINUTES

Oak Creek Meadows HOA

Date / Time 12/08/2014 7:30PM / Meeting called to order by Amanda Fee, President

In Attendance

Amanda Fee, President

Peggy Priszner

Allie Spencer, Vice President

Lorraine Doughty

Candice Epperson, Secretary

Terry Smith

Pam Foster

Stephanie & Blake Harvey

Approval of Minutes

The minutes from the 2013 meeting were read by the Secretary, Candice Epperson. There was a motion to accept the minutes as read, which was seconded and approved as written.

Business

1. Residents in attendance were asked if they had looked at the HOA website online, most in attendance said they hadn't looked at it. It was confirmed that the HOA website address is oakcreekmeadows.org. The website cost is approximately \$60 per year and is an easier way to find documents (which are available to print online) that include CC&R's, maps of the HOA and more.
2. The Board members are looking to change Article V.1 of the Bylaws that addresses the required timing of the annual homeowner's meeting. The purpose would be to hold the meeting in a less busy month. Attendees came to agree that October or November would be more appropriate. This decision would need to be voted on by homeowners.
3. A printed map displaying the HOA was provided to attendees. The map also indicated which homes in the neighborhood are not part of any HOA. These homes were part of Phase 3. Originally, Phase 3 was supposed to be included in the Oak Creek Meadows HOA but no paperwork was filed. The question was asked if Oak Creek Meadows should look into trying to absorb Phase 3. Oak Creek Meadows HOA consists of 130 houses and Phase 3 has 30-35 houses. Would Phase 3 see any benefits to joining? Oak Creek Meadows HOA already pays for the lawn care on 53rd. The grass from Deer Run to Falcon is Phase 3. The city said that grass strip is the HOA's property so they will not care for this even though it is not the HOA's. The Board will look into the costs and give more information in a future communication.
4. 2015 Budget. The HOA is anticipating on having left over money at the end of the year, which will be used to replace funds taken from savings during previous years. If this trend continues, this will allow the Board to lower the HOA fees by \$5.00 in 2016. \$1900.00 was

spent on trees that are located on the wetlands property. This included trimming an Oak tree that was starting to lean on a homeowner's fence, as well as removing a weakened older ash tree which an Arborist evaluated and advised would fall towards a home. Next year money will be spent on repairing broken sprinklers located along 53rd. A few sprinklers were replaced in 2014, in order to keep them running, but multiple landscapers confirmed that more budget will be required to complete the job. A few plants that died during the previous winter were removed and will need to be replaced in spring. The Board obtained new quotes for liability & fidelity insurance and identified a new policy that would provide significant savings. The light fixture located in front of the Brookfield sign after it was damaged. It was asked if anyone had any questions. A homeowner asked if we needed to run the sprinklers during the summer. The Board advised that while it was decided to save money by reducing watering time, they still need to be on, to reduce fire hazards and maintain the plant life along 53rd. The HOA landscaper turns on and off the timer as needed.

5. There were 6 liens filed in 2014, 2 of which have been since paid off. There are currently 4 outstanding liens.

6. The question of whether or not to enforce the CC&R's was asked. A draft was passed out to attendees. The policy will provide a clear and consistent method for managing complaints received. A copy of the new fine schedule for Spring Creek Meadow was obtained to confirm that our fine schedule will be lower or at least consistent with the neighborhood. Input was sought from homeowners, though no feedback was received.

7. It was asked if anyone was interested in becoming a member of the Board. No one was interested. There was a motion to keep the current 3 officers:
 - a) Amanda Fee- President
 - b) Allie Spencer- Vice President
 - c) Candice Epperson- Secretary

The Motion was seconded and approved.