



The Villages of Oak Creek Homeowners' Association

2017 ANNUAL MEETING MINUTES

ORANGE TOWNSHIP HALL: 1680 E ORANGE RD, LEWIS CENTER, OHIO 43035

WEDNESDAY, MARCH 8, 2017 | 7:00 PM

1. Call Meeting to Order: Joe called the meeting to order at 7:00 PM.
2. Introductions: Joe introduced himself (President), Michele (Treasurer), Arnold (Manager), and Tim (Vice President / absent from the meeting).
3. Proof of Notice of Meeting: Arnold presented the proof of notice of meeting.
4. Reading of Minutes of 2016 Annual Meeting: Joe read the minutes from the 2016 annual meeting. Dave made a motion to approve the minutes and Brenda seconded. The motion carried unanimously.
5. Treasurer's Report – Michelle Sherer read the financial report for 2016. Dave made a motion to approve the 2016 financial report and Mike seconded. The motion carried unanimously.
6. President's Report – Joe Stock presented the 2016 president's report. The Architectural Review Board documents were updated and are available on the website, the pond stumps have been removed, 17 ARB forms were approved, 14 liens were filed, and the S. Old State St project updates were discussed.
7. Association Manager's Report – Arnold Barzak presented the 2016 association manager's report. Arnold discussed the changes that took place as the management company started working with the Association, reminded all residents that the Association has a website and resident portal for access to Association information, and a detailed discussion about compliance regulations and enforcement took place.
8. Election of Directors: The owners had to elect four directors. Two to serve one year terms and two to serve two year terms.
 - a. Introduction of Nominee(s): Arnold introduced the four nominees to the owners in attendance.
 - b. Nominations from the Floor: There were no nominations from the floor.
 - c. Motion to close Nominations: Dave made a motion to close the nominations from the floor and Mike seconded. The motion carried unanimously.
 - d. Dave made a motion to appoint the four candidates to the Board by acclamation and Ron seconded. There was a discussion where the candidates were asked questions from the owners in attendance. The motion carried unanimously.
 - e. Announce Results of Election: Michelle Sherer, Dennis Adamets, Jim Noble, and David Pulcheon are the new Board members.
9. General Discussion: An open floor general discussion took place.
 - a. Michelle reviewed the results of the neighborhood survey and discussion took place.

- b. Dave made a motion to have the community vote to approve a \$35 late fee be placed on accounts each month that they are delinquent more than \$100 and a \$50 late fee be placed on the accounts each month that are delinquency more than 12 months and Brian seconded. The motion carried unanimously.
- c. It was requested that the 2017 financial report presentation show the 2017 budget, 2017 actuals, 2016 actuals, and 2015 actuals.

10. Adjournment: Ron made a motion to adjourn at 9:00 PM and Dave seconded. The motion carried unanimously.