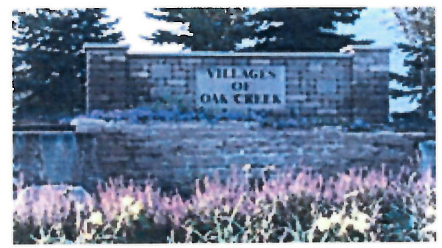


PO Box 171
Lewis Center, OH 43035



July 14, 2014
Board Meeting Minutes
The Villages of Oak Creek Homeowners' Association

Minutes of the meeting held Monday, July 14, 2014, 7:32 PM to 8:44 PM
7986 Holderman St., Lewis Center, OH 43035

Attendance:

Board Members

- | | |
|-------------------------|-----------|
| a) Joe Stock - present | President |
| b) Rick Mason - present | Secretary |
| c) Tom Grey - present | Treasurer |
| d) Tim Stadt - present | Trustee |

Approval of Past Meeting Minutes

May 12, 2014 – approved and signed the minutes.

Treasurer's Report

Tom (treasurer) stated we have approximately \$87,000 in our account with \$20,000 approximately committed for lawn care.

Tom – provided an update on homeowner dues - only 31 have not paid this year's dues.

New Business

Joe discussed current website lawsuit. Bruce posted an image that is copyrighted. The image has been taken down. Joe negotiated a reduced penalty from \$800 to \$380. Our attorney advised us to settle immediately.

Discussed setting up a standard fee schedule for violations of fence height, trailer and boat storage, etc.

Major item tonight are the bids for retention pond #1 at Crossing Place, retention pond #2 and ditch clean out. **For the Crossing Pond improvements:** The three bids included Environmental Trenching Inc. at \$20,441.76, Shaw & Holter at \$33,900.83; and Elite Site Development at \$35,461.00). **For the Four Ditch Cleaning projects:** The three bids included Environmental Trenching Inc. at \$10,487.00, Shaw & Holter at \$15,600.00; and Elite Site Development at \$24,435.00). The Trustees selected the low bidder for this work to be completed in 2014. Trustees agreed to authorize attorney to review the low bid and write a construction agreement with Environmental Trenching Inc.

Tom said there should have enough for both maintenance projects (\$20,442 and \$10,487) to be authorized in 2014.

Voted: Joe (abstained), Tom, Tim, Rick approve both projects.

Discussed mowing reduction plan: along walking path beside the railroad tracks, "football field", and "soccer field" - will do walk through for this in 2014.

Annual Meeting

Monday, October 13, 2014 starting at 7:00 PM. Location Orange Township Hall.
Rick has the new yard signs that were recently printed.

Trustee Meetings

Monday, Sept 15

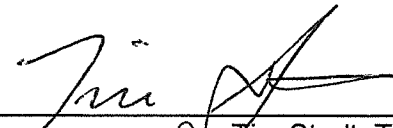
Monday, Nov 10

Adjourn


Meeting adjourned at 8:44 pm

Minutes prepared by: Rick Mason and Joe Stock

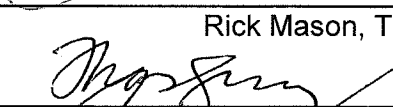
Approval:



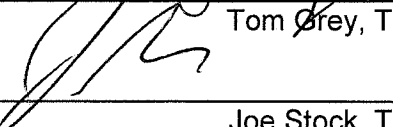
Tim Stadt, Trustee



Rick Mason, Trustee



Tom Grey, Trustee



Joe Stock, Trustee