



The Villages of Oak Creek Homeowners' Association

PO Box 171
Lewis Center, OH 43035

March 16, 2016 Annual Meeting Minutes The Villages of Oak Creek Homeowners' Association

Minutes of the meeting held Wednesday, March 16, 2016, 7:00 PM to 9:00 PM
Township Hall, 1680 East Orange Road, Lewis Center, OH 43035

Attendance:

Board Members

- | | |
|------------------------|----------------|
| a) Joe Stock - present | President |
| b) Tim Stadt – present | Vice President |
| c) Vacant | Secretary |
| d) Vacant | Treasurer |

Legal, Alicia Zambelli, Isaac Wiles law firm

Meeting called to order by President Joe Stock at 7:00 PM.

Approval of Past Meeting Minutes

January 27, 2016 – approved and signed the minutes.

Treasurer's Report

The treasurer's position was currently vacant at this meeting. Michelle Sherer volunteered to become a trustee and treasurer on the Board. Tim and Joe voted to bring Michelle in for the open position.

Anne Buckner, continues to assist HOA with bookkeeping services.
She made deposits and paid the bills, included property taxes.

Legal Services

Future liens. Up to 14 will be filed if there are no results from attorney's demand letter. They will continue to assist Trustees with S. Old State Street purchase from Delaware County for roadway widening.

Alicia Zambelli briefed the Board and attending members of their current assistance for VOCHOA. That included the noise study that is supported with federal dollars through ODOT and the County.

There was one recent foreclose.

S. Old State Street Update

Trustees posted the County's plans on the web site.

12/18/15: Trustees Rick and Joe met with County and Isaac Wiles Firm to review the construction drawings and their schedule.

3/1/16: Hired appraiser Frank Hinkle of Worthington to review the County's offer on 4 VOCHOA parcels within the construction area of S Old State St.

3/2/16: Trustees Tim, Rick and Joe met with Debra Rake of Heritage Land Services, representing the County for S. Old State St.

Deed Violation Notices

Currently, the Board lost a Trustee that handled the deed violation notices. There is not enough assistance from volunteers in this position. Lauren Burwell volunteered to assist the Board as a non-voting member.

Some member asked for the Board to reopen the patio driveway in the front yard of 1909 Royal Oak Drive. The Board recheck the approval process from former trustees.

ARB Reviews

Currently, the Board lost a Trustee that handled was part of the ARB committee. There is not enough assistance from volunteers in this position. Matt Sickles volunteered to assist the Board as a non-voting member.

Landscaping (Freedom Lawncare)

Trustees voted to renew their 3 year contract dated 1/27/16. \$32,809.00

Dead Tree Removal (Lambertree)

Trustees will continue to use Lambertree as needed. We have them remove fallen trees or dead trees along the common area boundary line, if the tree could cause damage to a structure.

Annual Yard Sale

Liz Gallanis Deitrick volunteered to handle the yard sale announcements, purchase new signs and coordinate the event to be held in June.

Web Site Information/Access (Unicom)

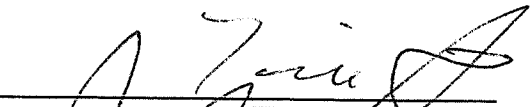
Still by Unicom, Bruce keeps it active for us, has township events posted and the local newspaper. <http://www.villagesofoakcreek.com/>

Adjourn

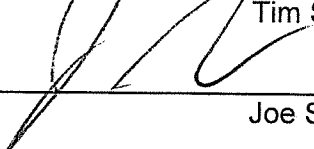
Meeting adjourned at 9:00 pm

Minutes prepared by: Joe Stock

Approval:



Tim Stadt, Trustee



Joe Stock, Trustee

9/20/16

