

# Villages of Oak Creek

HOMEOWNERS' ASSOCIATION BOARD MEETING  
JANUARY 8, 2020 | 6:00 PM | ORANGE LIBRARY STUDY ROOM #2

## REGULAR MINUTES

1. **Order:** Called to order at 6:34 PM by Shilpa Saxena.
2. **Quorum:** Members in attendance are Shilpa Saxena, Brian Smith and Anwesha Chaterjee. Nataleigh Dillon represented CPS.
3. **Minutes:** 10/30/19 regular meeting minutes were already approved via email by unanimous vote.
4. **Manager's report:**
  - a. Entrances completed!
  - b. Arborist walk for tree health in Spring 2020
  - c. Excavation and grading behind sound wall for \$1,350 approved via email by unanimous vote. (will get reimbursed by Delaware County.) work completed, looks great!
  - d. Annual meeting mailer, budget, statements mailed 1/7/2020.
5. **Old Business:**
  - a. Additional electrical outlet on south side of signs at both entrances for \$2,000 approved via email by unanimous vote.
  - b. \$100 gift card for Jim Johnson at Freedom Lawn Care approved via email by unanimous vote.
  - c. Annual meeting to be February 6, 2020 approved via email by unanimous vote.
  - d. Agreed to reimbursement from Delaware county of \$1650 for additional work that was needed to maintain behind sound wall and dead tree- this will close out issues with the county. (\$1350 grading, \$300 tree, \$400 reseed behind sound wall in Spring)
  - e. Amendments to bylaws and consolidation discussion revisited (\$2,200 estimate) include in annual meeting before decision is made. (have attorney explain process).
  - f. Attorney to draft new bylaws & record revisited (\$2,500 estimate) include in annual meeting before decision is made. (have attorney explain process).
  - g. Motion to approve the enforcement procedure & policy for handbook made by Shilpa. Brian seconded. Motion carried.
  - h. Handbook draft finalized to send to attorney with updates made.
6. **New Business**
  - a. Annual meeting preparation and discussion
  - b. Swings in front yard discussion- would like to add specific wording to handbook.
  - c. Owner along S. Old State comments regarding fences presented.

7. **Annual Calendar:** Next meeting date is the annual meeting on February 6, 2020.
8. **Adjournment:** Motion to adjourn at 7:34 PM by Shilpa. Brian seconded. Motion carried.