

Villages of Oak Creek

HOMEOWNERS' ASSOCIATION BOARD MEETING
THURSDAY, JANUARY 14, 2021 | 6:00 PM | VIDEO CONFERENCE

REGULAR MINUTES

1. **Order:** Called to order by Shilpa Saxena at 6:48pm.
2. **Quorum:** Members in attendance are Shilpa Saxena and Brian Smith. Nataleigh Dillon and Seth Harrison represented CPS.
3. **Minutes:** Minutes from 10/22/20 regular meeting already approved unanimously via email vote.
4. **Manager's Report:**
 - a. Amendment consolidation and bylaw recording in process- with attorney.
 - b. Board votes to approve 2021 Budget unanimously via email vote.
 - c. EMA approvals/declines by the ARB via email since last meeting:
 - i. EMA-8004 Gladshire-Reifschneider-Outdoor Grill.Fireplace approved by unanimous email vote.
 - ii. EMA-7863 Royal Park-Thompson-bathroom/porch/pool/fence approved by unanimous email vote.
 - iii. EMA-1768 Storrow-Sanzone-Generator approved by unanimous email vote.
 - iv. EMA-7893 Royal Park- Hot Tub approved by unanimous email vote.
 - v. EMA-7893 Royal Park-Driveway/patio/walkway approved by unanimous email vote.
 - vi. EMA-1805 Pinecone-Goldberg-Fence approved by unanimous email vote.
 - vii. EMA-7887 Royal Park-Patio approved by unanimous email vote.
 - d. Along South Old State & at entrances work:
 - i. All Fall planting provided by Joseph Tree Service have been completed.
 - ii. Small mound of debris near the Holderman entrance removed and area reseeded.
 - iii. Association applying to Orange Township for higher kelvin lighting at neighborhood entrances. Due to cost, this has been put on hold.
 - iv. Installed holiday lights.
 - v. After all the funds were used for this project, the First Commonwealth Bank account was closed.

e. General Grounds:

- i. Irrigation winterization completed. Drip was noticed where backflow was removed. Delco removed water meter and will put back meter for irrigation at Orange Road and Holderman entrance before spring 2021.
- ii. Proscapre repaired lights at Gladshire.
- iii. Planted two Norway Spruce's at the cul-de-sac of Holderman and left the two bald cyress trees.

5. Old Business:

- a. Handbook draft final approval: The Board has voted unanimously to put a hold on the approval of the revised handbook due to cost.

6. New Business:

- a. Annual Meeting discussion (postponement): The Board is discussing scheduling for a May 13th, 2021 for outdoor annual meetin behind Orange Township Building.

7. Annual Calendar:

- a. Next meeting: The next Board meeting will be March 25th, 2021.

8. Adjournment: Motion to adjourn made by Shilpa at 7:36 PM. Brian seconded. Motion carried.