

Villages of Oak Creek

HOMEOWNERS' ASSOCIATION BOARD MEETING
APRIL 22, 2020 | 6:00 PM | VIDEO CONFERENCE

REGULAR MINUTES

1. **Order:** Called to order at 6:32 PM by Shilpa.
2. **Quorum:** Members in attendance are Shilpa Saxena, Brian Smith, Anwasha Chatterjee. Nataleigh Dillon represented CPS.
3. **Minutes:** 01/08/2020 regular meeting minutes were already approved by a unanimous email vote.
4. **Manager's report:**
 - a. Received reimbursement from Delaware County!
 - b. Arborist walk (postponed). CPS to check when we can schedule May or June.
 - c. Mowing has begun
5. **Old Business:**
 - a. Amendments to declaration and consolidation discussion revisited (\$2,200 estimate). Motion to approve consolidation of declarations for all phases, and recommended amendments made by Shilpa. Anwasha seconded. Motion carried.
 - b. Attorney to draft new bylaws & record revisited (\$2,500 estimate). Motion to have attorney draft new bylaws so they can be recorded made by Anwasha. Brian seconded. Motion carried.
 - c. Handbook draft finalized and approved to mail. Make all the recommended changes from the attorney and then send to the Board for one more final review. Then we can mail it out. Shilpa is going to ask photographer neighbor to take photo of the entrance sign for the cover.
 - d. Fences North and behind houses on Royal Oak near S. Old State discussion. Table for now.
 - e. Entrance revisited in Spring: did the grass grow? If not, Proscapes to aerate and overseed. Yes, these need done. Nataleigh to reach out to Proscapes.
 - f. Plant new tree by the sound wall for \$100, need new location so entrance behind wall is not blocked. We will just use this money towards the other trees that will be purchased. We cannot put it back in the same place.
 - g. Flashing stop signs discussion. Nataleigh to check with Township regarding Gladshire & Royal Oak and Briarshore & Westwood.
 - h. Approval to have Orange Township switch street sign poles over to metal as they need replaced was approved unanimously via email vote prior to this meeting. Board has changed their mind and want to wait on this. Brian may touch up paint some of them to make them look nicer. Motion to approve up to

\$200 for Brian to purchase supplies and get reimbursed to paint the street signs near him and see how they turn out made by Shilpa. Anwasha seconded. Motion carried. (Nataleigh will get a painting estimate if he thinks we need to hire someone for the job).

6. New Business

- a. Insurance switch, decreased price, more coverage option. The Board would like to get more quotes before deciding. (State Farm and Nationwide).
 - i. Erie \$3580/year
 - ii. American Family Insurance \$1,964.58 or \$1,866.38 if paid in full/year
- b. Creek blockage behind 7719 Holderman causing flooding (\$1200). Motion to approve made by Shilpa. Brian seconded. Motion carried.
- c. Drainage issues behind 7460 Crossing Place causing flooding (\$950). Motion to approve made by Shilpa. Brian seconded. Motion carried.
- d. Power wash vinyl fence estimates at Holderman & Orange Rd. Motion to approve Soap & Water at \$499 made by Brian. Shilpa seconded. Motion carried.
 - i. Soap & Water power washing \$499
 - ii. Buckeye roof cleaning \$960
- e. Garage sale (postpone or cancel). Cancel. Shilpa will contact Bruce, CPS to send eblast.
- f. 2020 compliance (mailboxes, power washing will be the focus this season) when to begin discussion. Revisit on June 1st.
 - i. Campers & Boats complaint discussion. Ok to send letters to those sitting and we are receiving complaints. (Storrington and Evadell)

7. Annual Calendar: Next meeting date July 22, 2020. CPS office or Zoom.

8. Adjournment: Motion to adjourn at 7:38 PM by Shilpa. Anwasha seconded. Motion carried.