

# Villages of Oak Creek

HOMEOWNERS' ASSOCIATION BOARD MEETING  
JULY 9, 2018 | 6:00 PM | DONATO'S

## MINUTES

1. **Michelle Sherer called to order at 6:06 PM**
2. **Quorum:** Members in attendance were Michelle Sherer, Shilpa Saxena, Brian Smith, Karen Brown and Nataleigh Dillon represented CPS.
3. **Owners request:**
  - a. Updated version of Phase 5b declaration & bylaws- will do some research on how to do this and cost associated. Try to find originals through builder.
4. **Minutes:** Review minutes from the April 11, 2018 meeting. Karen made a motion to approve. Michelle seconded. Motion carried.
5. **Financials**
  - a. Reports: Review financial reports for April-May 2018. Michelle made a motion to approve. Brian seconded. Motion carried.
  - b. Reports: Review AR delinquency & collection procedures. [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED] The Board would also like to see a side by side cost of legal costs to consider making a switch for next year.
6. **Manager's Report**
  - a. Annual calendar: Reviewed the annual calendar of events. Added a few items.
  - b. Next meeting date selected in October- chose October 15<sup>th</sup> meeting.
  - c. Fence along the bike trail discussed. Michelle thinks the school may be responsible for it. I will contact them to see about getting it repaired and painted.
7. **Old Business**
  - a. Handbook revision update from Board. It may be too extensive and detailed. The Board will work to make a simpler version.
  - b. Speed signs-finalized locations for when the Township asks for our recommendations.
  - c. Waterfall was repaired
  - d. Playground discussion. Board was given a run down of research found so far. Meeting with Delaware zoning Thursday 7/12/18 to get more details on the common area water easements.
8. **New Business**

- a. Irrigation company switch-Board is fine with switching companies due to the lack of follow through and communication from 1 Call Services. I will use AK Irrigation for shut down and ask them for a contract.
- b. Irrigation repair estimate presented. The Board would like a second estimate presented.
- c. Compliance focus discussion. The Board would like to focus on Open Storage on front porches, very tall unkempt lawns, anything larger than a bike left in the yard is not permitted. (a small toy or a bike left out is ok as long as it is not excessive) They would like to do letters for trash containers only if we receive a complaint. Do not send letters for any cars in driveways with small issues. If they clearly inoperable (on blocks) then a letter is ok.

**9. Motion to Adjourn at 7:51 made by Brian, Seconded by Shilpa. Motion Carried.**