

Villages of Oak Creek

HOMEOWNERS' ASSOCIATION BOARD MEETING
THURSDAY, JULY 30, 2020 | 6:00 PM | VIDEO CONFERENCE

REGULAR MINUTES

1. **Order:** Called to order by Shilpa at 6:46 PM.
2. **Quorum:** Members in attendance are Shilpa Saxena, Brian Smith and Anwesha Chatterjee. Nataleigh Dillon represented CPS.
3. **Minutes:** 04/22/2020 & 5/18/2020 regular meeting minutes were already approved by a unanimous email vote.
4. **Manager's report:**
 - a. Amendment consolidation and bylaw recording in process- with attorney
 - b. EMA approvals/declines by the ARB via email since last meeting:
 - i. 1176 Westwood- Deck approved
 - ii. 8005 Pinehill- Fence approved
 - iii. 7863 Royal Park- trash can screening approved
 - iv. 7863 Royal Park- driveway extension approved
 - v. 8138 Crescent Pl- roof replacement approved
 - vi. 7863 Royal Park- fire pit and patio approved
 - vii. 7557 Crossing Pl. - roof replacement approved
 - viii. 7981 Holderman- house painting approved
 - ix. 8048 Gladshire- Fence declined
 - x. 1251 Westwood- Patio approved
 - xi. 1639 Royal Oak- stamped patio approved
 - c. Behind the sound wall work:
 - i. Phase II – Limb up all trees behind sound wall that are marked in the area to re-grade approved via unanimous email vote
 - ii. Grading behind wall approved \$400, once trees are limbed up
 - iii. Heavy weed killer, clean up behind wall \$300 approved once grading is done
 - d. Along South Old State & at entrances work:
 - i. Flowers will not be planted this year, budget for 2021
 - ii. Dead/dying tree removal project completed down S. Old State by Joseph Tree (phase I)
 - iii. Proscape repaired irrigation leaks and checked to get running for the season
 - iv. Proscape reseeded the entrances, staked leaning trees

- v. Phase III- Fall plantings approved via unanimous email vote
- vi. Trimmed shrubs off fence line along Orange Rd.
- vii. Removed large brush pile along S. Old State.
- viii. Removed large trash pile along S. Old State
- ix. Working to get exposed wires along S. Old State taken care of (trying to locate owner)
- x. Dying trees removed at Holderman cul-de-sac near 7796
- xi. Gravel retention area approved to spruce up \$600 at same time as grading approved via unanimous email vote
- xii. Looking for quotes for hand weeding
- e. Creek cleared of debris behind 7719 Holderman
- f. Flooding behind 7460 Crossing place repairs approved (Summer)
- g. Trees behind 7880 Manorgate were taken down due to safety
- h. Compliance inspections have begun after June 1st.
- i. White vinyl fence south of Royal Oak being repaired by Expert Fence
- j. Waterfall repair (bids in process)

5. Old Business:

- a. Insurance switch, decreased price, more coverage option. The Board would like to get more quotes before deciding. (State Farm and Nationwide). Motion to switch to American Family Insurance made by Shilpa. Brian seconded. Motion carried.
 - i. Erie \$3580/year
 - ii. **American Family Insurance \$1,964.58 or \$1,866.38 if paid in full/year**
 - iii. Nationwide \$ 3670
- b. Tree replacement at south end of sound wall (dying)
 - i. County said no, they will not replace it
 - ii. VOCH to replace tree?
 - iii. Yes, we have \$100 from county to replace one tree in that area.
- c. Handbook draft review & approval
 - i. Final cost for attorney review \$1045
 - ii. Cost to mail \$3706- 600 copies
 - iii. Need cover photo
 - iv. Printing in black & white confirmed

- v. Approval to mail- not yet. Send over the draft one more time with revisions listed below for a quick turn around (1 week max) and then start printing after deadline.
 - 1. Lawn ornaments no more than 10 and no larger than 2 feet by 2 feet. Motion to make this change made by Shilpa. Anwesha seconded. Brian is not in favor. Vote is 2 to 1 motion carries.
 - 2. Storage: remove lawn hoses from section b (i).
 - 3. Vehicles: use Brian's wording from his email and have attorney review one last time.
 - 4. Pet (vi.) (iii) delete this section.
 - 5. Solar panels: delete the highlighted section that was board's option to have or not
 - 6. Add fee waiver request form
 - 7. Add all exterior modification applications

6. New Business

- a. New Tree installation estimate (Joseph's Tree) in process- waiting on estimate
 - b. Appeal process for the entrance lighting (email from Jeff Beard)- Table until Fall.
 - c. Owner concerns from Crossing Place regarding tree removals reviewed
 - d. Mailbox number compliance discussion- No more letters regarding this. (let Joe know)
 - e. Entrance weeds- consider spraying them? (Shilpa will continue to get hand weeding quotes.
 - f. Brief 2021 budget wish list discussion: trees, flowers, lights, remove split rail fence
 - g. CPS to get with Proscap about some of the new trees that appear to be dying already. They should have a 1 year warranty.
7. **Annual Calendar:** Next meeting will be October 22, 2020.
8. **Adjournment:** Motion to adjourn by Shilpa at 8:11 PM. Brian seconded. Motion carried.