

# Villages of Oak Creek

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

## REGULAR MINUTES

1. **Order:** Called to order by Shilpa Saxena at 6:44 pm.
2. **Quorum:** Members in attendance are Shilpa Saxena, Brian Smith, Anwesha Chatterjee. Nataleigh Dillon represented CPS.
3. **Minutes:** Motion made by Shilpa Saxena to approve 7/30/2020 and 9/21/2020 with revision to remove political signs wording from the handbook and minutes. (Revise and resend handbook with sign section revised to declaration wording only) regular meeting minutes. Brian seconded. Motion carried.
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:
    - Jeff Marinko Shivers-7852 Holderman st. - decorative pond with waterfalls approved via unanimous email vote
    - Cheralee & Mark Calhoun- 1711 Pinecone- deck approved via unanimous email vote
    - Richard Fleshman- 7950 Gladshire- Patio approved via unanimous email vote
    - Kenneth Heinz- 7453 Crossing Place- Fence approved via unanimous email vote
    - Johann Griffioen -1354 Royal Oak -Patio approved via unanimous email vote
    - Johann Griffioen- 1354 Royal Oak- -tree Landscape border approved via unanimous email vote
    - William Burwell- 8138 Crescent Dr -Deck approved via unanimous email vote
    - Matt Nichols- 1489 Windy Oak Way -Roof approved via unanimous email vote
    - Paul Wingert- 1909 Royal Oak- exterior front door approved via unanimous email vote
    - Susan Sanzone- 1768 Storrow Drive-Wood Fence approved via unanimous email vote
    - Sean Hively- 1610 Westwood Dr – New Mailbox approved via unanimous email vote
    - Chris Conrad- 7719 Holderman- tree removal on HOA property along with his own dead tree approved with proper insurance from company via unanimous email vote.
  - 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 completed
  - ii. Grading behind wall approved \$400, once trees are limbed up- completed
  - iii. Heavy weed killer, clean up behind wall \$300 approved once grading is done- completed
  - iv. Haul in dirt to level entire area and seed to maintain going forward- completed
- d. Along South Old State & at entrances work:
- i. Flowers will not be planted this year, budget for 2021
  - ii. Proscape repaired irrigation leaks and checked to get running for the season - Send Proscape update to board
  - iii. Phase III- Fall plantings approved via unanimous email vote-October 19<sup>th</sup> project starts
  - iv. Gravel retention area graded and seeded- completed
- e. General Grounds:
- i. Flooding behind 7460 Crossing place repairs completed
  - ii. White vinyl fence south of Royal Oak being repaired by Expert Fence- completed
  - iii. Waterfall repairs completed

**5. Old Business:**

- a. EMA: 7863 Royal Park – Do via email, get Matt’s opinion
- b. Handbook draft final approval – signs need updated
  - i. Printing in black & white, cover in color decision - Cover in color, front and back
  - ii. Binding decision: Get options and pricing and send to board.
  - iii. Approval from board to mail – Not yet
- c. Appeal process for the entrance lighting- (Board not doing anything at this time).

**6. New Business:**

- a. CPS Management agreement clarifications
  - i. Compliance site visits & letters
    - 1. What do you want next year to look like/goals/communicate to owners?
    - 2. Remove everything Board is not addressing from CPS system to eliminate errors.
      - a. Difficult to monitor what items are or are not being addressed from what previous boards had set up in the system.
    - 3. \$25 charge for violations – see RESOLUTION drafted by board in 2014 which created policy. Check with attorney and clarify what can or cannot be done.

4. End compliance for 2020 discussion – **No more algae or mailboxes, egregious issues only. Stop second trip until spring (Joe) open storage, keep to minimum.**
    - ii. Resale & Refinance charges
    - iii. Section 4c) Reimbursement to owner charge
    - iv. Section 5a) Admin charge \$50 clarification
  - b. 2021 Budget Review and approval- Take \$2693.96 off legal and balance budget to a net zero income. Double check the pond and landscaping amounts before finalizing. Then send out for an email vote.
7. **Annual Calendar:** Next meeting January 14, 2021 at 6 PM.
8. **Adjournment:** Motion to adjourn made by Shilpa at 7:55 PM. Brian seconded. Motion carried