

Villages of Oak Creek

HOMEOWNERS' ASSOCIATION BOARD MEETING
OCTOBER 30, 2019 | 6:00 PM | DONATO'S PIZZA 1263 CAMERON AVE. LEWIS CENTER

REGULAR MINUTES

1. **Order:** Called to order by Brian at 6:38 PM.
2. **Quorum:** Members in attendance are Shilpa Saxena, Brian Smith and Anwesha Chatterjee. Nataleigh Dillon represented CPS.
3. **Minutes:** Motion to approve minutes from 08/14/19 regular meeting made by Shilpa. Anwesha seconded. Discussion. All in favor. Motion carried.
4. **Old Business:**
 - a. Motion to approve the CPS Management Agreement renewal with a couple modifications such as: adding the wording about CPS storing, updating wording, dropping off and picking up the signs for the community events at a charge, correcting section 1.2 on attachment B to \$1,000.00 made by Shilpa. Brian seconded. Discussion. All in favor. Motion carried.
 - b. Handbook creation revisited. Board members will meet in December to start working on
 - c. Entrance construction update
5. **New Business**
 - a. Motion to approve 2020 Budget with the following modifications: check on irrigation pricing and update accordingly for three entrances, then add a little more to water & electric because of new entrances lighting and irrigation, add some to exterior maintenance, put the last remaining amount into supplies to possibly get some holiday lighting/decoration made by Brian. Shilpa seconded. Discussion. All in favor. Motion carried.
 - b. Landscape maintenance plan-Proscape discussion.
6. **Legal:**
 - a. Cost Quote for consolidation amendment and Draft Bylaws. Table for now.
 - b. Enforcement procedure & Policy samples. Table for now.
7. **Open Discussion:** Try to set up a walk with an Arborist to assess trees along S. Old State. Saturdays after 3 pm or Tues through Friday 1:10-3:15 would work. Next meeting could be January 8, 22, or 29th and Annual Meeting could be March 11 or 18th. Nataleigh to check schedule and get back to the Board.
8. **Adjournment:** Motion to adjourn made by Brian at 7:56 PM. Anwesha seconded. Motion carried.