

Villages of Oak Creek

HOMEOWNERS' ASSOCIATION BOARD MEETING
THURSDAY, AUGUST 5, 2021 | 5:30 PM | ORANGE LIBRARY

REGULAR MINUTES

1. **Order:** Shilpa called to order at 6:14 PM.
2. **Quorum:** Members in attendance are Shilpa Saxena, Brian Smith and Beth Libertini. Nataleigh Dillon represented CPS.
3. **Minutes:** Minutes from 3/26/21 regular meeting already approved unanimously via email vote.
4. **Manager's Report:**
 - a. Irrigation repairs completed
 - b. Waterfall and irrigation start up completed
 - c. **EMA approvals/declines by the ARB via email since last meeting: (now called ARC)**
 - i. EMA-1701 Westwood-Starkey-Patio approved via unanimous email vote.
 - ii. EMA-7872 Royal Park-Goldsberry-Shingles approved via unanimous email vote.
 - iii. EMA-7723 Gladshire-Thodla-Patio approved via unanimous email vote.
 - iv. EMA-1193 Briarshore-Pizzuti-Fence approved via unanimous email vote.
 - v. EMA-7929 Crescent-Coakley-Front Patio.Walkway approved via unanimous email vote.
 - vi. EMA-7961 Pinehill-Vu-Swing Set approved via unanimous email vote.
 - vii. EMA-7979 Pinehill-Maldonado-Sunroom approved via unanimous email vote.
 - viii. EMA-7864 Holderman-Lanker-Fence approved via unanimous email vote.
 - ix. EMA 7901 Crescent- Edgar- Fence-declined via unanimous email vote.
 - x. EMA-7929 Crescent-Coakley-Solar Panels- declined via unanimous email vote.
 - xi. EMA-1872 Royal Oak-Ellis-Fence approved via unanimous email vote.
 - xii. EMA-8000 Holderman-Bansal- Fence approved via unanimous email vote.
 - xiii. EMA: 1541 WESTWOOD DRIVE-FENCE approved via unanimous email vote.
 - xiv. EMA Layne ARC - 1559 Westwood sidewalk approved via unanimous email vote.
 - xv. EMA: 7995 Pinehill Rd. driveway expansion – Homorody approved via unanimous email vote.
 - xvi. ARC 7610 Storrington PL Deck approved via unanimous email vote.
 - xvii. ARC 7610 Storrington Pl. Concrete Pad approved via unanimous email vote.

xviii. ARC 7908 Holderman St. Fence approved via unanimous email vote.

5. Old Business:

- a. Handbook printing and mailing. Around \$1487.60 for everything through R & J Bardon Printing and Graphics. Motion to approve mailing and printing of the handbook to send as soon as possible made by Shilpa. Beth seconded. Motion carried.
- b. Tree health plan revisited. Motion to approve the tree health plan for Spring 2022 with the addition of all 6 Proscap trees and service berries (estimate 18 trees total). Get revised estimate. Brian made a motion to approve. Shilpa seconded. Motion carried.
- c. Mulch tree rings along S. Old State discussion. Get bids for making tree rings, clear weeds, mulch all trees along this stretch of road for 2022.
- d. Revisit the consolidation of the governing documents.
 - i. Volunteer per phase to collect votes.
 - ii. Board to draft eblast to gather volunteers, people can submit their names, emails, phone to CPS to get a volunteer list together before we officially get this project started.

6. New Business:

- a. Budget 2022 contractor review, wish list
 - i. Update Bylaws \$4000
 - ii. Perennial flowers at entrances \$3000
 - iii. Increase annual dues

7. Annual Calendar:

- a. Next Meeting: October 14, 2021 (budget finalization and last meeting of the year)

8. Adjournment: Motion to adjourn at 6:52 PM Shilpa. Brian seconded.