

# Villages of Oak Creek

HOMEOWNERS' ASSOCIATION BOARD MEETING  
THURSDAY, OCTOBER 14, 2021 | 5:30 PM | ZOOM

## REGULAR MINUTES

1. **Order:** Called to order by Shilpa at 6:36 PM.
2. **Quorum:** Members in attendance are Brian Smith and Shilpa Saxena. Beth Libertini is not in attendance. Nataleigh Dillon represented CPS.
3. **Minutes:** Minutes from 08/05/21 regular meeting already approved unanimously via email vote.
4. **Manager's Report:**
  - a. Backflow testing completed
  - b. Light in waterfall repaired
  - c. **EMA approvals/declines by the ARB via email since last meeting: (now called ARC)**
    - i. ARC 7646 Crossing Pl. Solar Panels-approved with condition via unanimous email vote: if the panels are only in the rear of the house. Any deviation from this proposed plan would require further review.
    - ii. ARC 1258 Royal Oak Deck Hosste approved via unanimous email vote.
    - iii. ARC 1559 Westwood Patio Roof structure-Layne approved via unanimous email vote.
    - iv. ARC 1736 Royal Oak Front Porch-McArdle approved via unanimous email vote.
    - v. ARC 7474 Crossing Place Rochon Pergola approved via unanimous email vote.
    - vi. ARC 7709 Royal Park Drive Amaoko Fence-declined via unanimous email vote.
    - vii. ARC 7901 Crescent Dr- Ross- Trees approved via unanimous email vote.
    - viii. ARC 7979 Pinehill Rd-Maldonado-Patio & Pergola approved via unanimous email vote.
    - ix. ARC 1819 Storrow Drive-Dieckmann-solar panels-declined via unanimous email vote.
5. **New Business:**
  - a. Budget 2022 finalized. Shilpa made a motion to approve the budget for calendar year 2022, that totals \$100,370 (total annual expense) and increase of \$15 per owner per year, be adopted, and \$100,370 be assessed to all owners of record equally. Payable in one annual payment on the first day of March 2022. Brian seconded. Motion carried.
6. **Old Business:**
  - a. Handbook printing and mailing. (Shilpa update) send Shilpa a zoom for Tues 10 am next week.

- b. Revisit the consolidation of the governing documents. (Shilpa update)
  - i. Board to draft eblast to gather volunteers (1 per phase), people can submit their names, emails, phone to CPS to get a volunteer list together before we officially get this project started.
- c. Mulch tree rings along S. Old State – Spring 2022 re-visit.
  - i. Proscape \$11,787
  - ii. TSM \$2095
  - iii. Freedom \$1300

**7. Annual Calendar:**

- a. Next Meeting: January 2022 / Thursdays 6 pm are best.

**8. General Discussion:** Get more tree treatment prices for the new trees, other companies. Nexgreen and Davey? Add tree treatment to Jan. agenda. Work on finding a location for Feb or March annual indoors.

**9. Adjournment:** Motion to adjourn made by 7:15 by Brian. Shilpa seconded. Motion carried.