

MINUTES OF THE OAK CREEK HOA BOD MTG. APRIL 18, 2023

Location: Parker's house

Attendees: Bill Davis, Mitch Kolenovsky, Katy Anderson, Wendy Parker, Warren Nossaman

Call to Order: Bill Davis

Wendy Parker made a motion that the minutes from the last meeting (01-18-23) be approved. The motion was seconded by Warren Nossaman and the motion passed unanimously.

Mitch Kolenovsky presented the Financial Report from the first quarter of 2023. He noted that dues for 2023 have been collected and deposited. He also noted that Line item 360 on the Balance Sheet did not match the amount in Line Item 105, First United Savings. He said that he thought that all funds in #360 should have been either deposited or transferred to the Savings Account. Bill Davis and Warren Nossaman agreed, and Bill Davis said he would contact our accountant for clarification. Katy Anderson made a motion that the finance report be approved. The motion was seconded by Wendy Parker, and it was approved unanimously.

Warren Nossaman and Bill Davis jointly reported that they had researched the POA opening an interest-bearing Money Market account both at our bank and with an investment firm. They suggested that we open an Investment Shares Money Market account with Edward Jones, using Stacy Allen as our Financial Advisor. The account is currently paying just over 4.1 annual percentage points with a minimal management fee. Wendy Parker made a motion that Warren Nossaman open this Money Market account at his earliest convenience, with an initial deposit of \$34,000.00 to be moved jointly from our current savings and checking accounts. Katy Anderson seconded the motion, and it was approved unanimously.

The POA has received its tax appraisal for 2024, and it has significantly increased. It was discussed whether the POA should appeal the appraisal. Discussion surrounded the fact that even though the appraisal had increased, the actual amount of taxes would most likely increase very little in actual dollars. It would most likely cost more to hire an arbitrator than the amount of the tax increase. The board asked Mitch Kolenovsky to contact the Appraisal District and informally inquire about the high percentage of increase and see if they would reconsider the assessment. He agreed to do so.

The chairman of the Architectural Control Committee had been asked to address the Board; however, he could not attend. Warren Nossaman shared that the ACC has revised the check-list sheet it uses to evaluate new houses, remodels and additions. He did not have a copy of the new checklist. Warren Nossaman also shared that though six homes are currently under construction within the neighborhood, no new or upcoming plans have been submitted.

Bill Davis presented a report concerning work being done to POA property and work that is still needed:

- a. Bill Davis and his wife have cleaned up, reworked, and planted new plants in the median areas of the front gate entrance to the neighborhood. Some plants and

mulch still need to be purchased and installed. Also, some shredding has been done in the park area. Total costs so far amount to approximately \$2836.79 with an additional amount of approximately \$2,152.90 remaining. This is, or will be shown in Line Item 838, however about one third of the amount should have been designated to Line Item 820 "Contract Labor". All members of the Board agreed that the median area around the front gate looks great and expressed their gratitude to Bill Davis and Sharon Davis for their hard work. Bill Davis then shared that a couple of members have expressed their desire to have the sign and rock fencing at the front entrance refreshed. He has checked into having the sign repainted, the rock columns power washed/cleaned, and the wooden railings power-washed, stained and sealed. He said estimates he has received for the work indicate the total cost will be around \$2,000. After discussion, the board agreed that the best way to pay for this project is to request members to contribute over and above their annual dues into a special fund to be set up. Mitch Kolenovsky made a motion to write and email to the membership requesting a non-mandatory contribution of \$50 to \$100 per lot to be placed into a special fund. The proceeds would be used for this project and if funds remain after the project is completed, they will be retained for future needs and upkeep in the front gate area. Warren Nossaman seconded the motion and it passed unanimously. The board requested that Mitch Kolenovsky write the letter and send it to all members. He agreed to do so.

- b. The wooded area between lots 42 & 43 and the POA park area needs to be cleaned up so that it can be shredded and maintained in the safest possible way. Bill Davis had obtained two bids to do this (both are attached). Mitch Kolenovsky made a motion that we accept the bid from Earthworks and move forward with the project. The motion was seconded by Wendy Parker and passed unanimously.
- c. Bill Davis met with city officials about the overflow channel. They agreed that the erosion would continue if some maintenance was not done. There is no immediate danger and the city most likely would "participate" in upgrading the channel, but the POA would have to bear part of the cost. Specific costs were not discussed because the city is in the process of hiring an engineer specifically to work on drainage projects. These drainage projects, including this one, will be prioritized by the new engineer and will be addressed in the order he deems most necessary. This is a long-term project and the costs will be substantial to the POA and Bill Davis wanted to emphasize both the critical nature of and the cost of the project.
- d. Bill Davis has met with the city road maintenance people and had them evaluate the areas of our streets which have begun to crack in what is called alligator fashion. The city official said that this deterioration is most often caused by an under engineered and constructed base to the roadway. The base begins to fail (sink) and it causes this alligator patten cracking to occur. If not repaired properly the road will begin to sink, and the pavement will fail completely. We have two places that have been identified with this problem. One, and the largest, is just east of the intersection of Oak Creek Parkway and Monterrey Oak (in the area of James Carroll's driveway). The second is in the center of the Oak Creek Parkway cul-de-sac. There is no recommendation at this time to make any repairs, however the membership needs to be made aware

that the cost to make the repairs will be substantial. The pavement will need to be completely removed, new base added and compacted, and pavement replaced.

- e. There are currently four lots that do not meet the POA Covenant requirements (lot 10, Kathy Law; Lot 20, Overbrook; Lot 39, Todd Vickers; and Lot 40, Al Duffey). The board discussed the security issue and how to address the needed compliance of the lot owners. The Vicker's and Duffey's have verbally told Bill Davis that they are in the process of receiving bids, having survey work done, and will soon have fencing installed. Kathy Law has been given a verbal warning by Bill Davis that her perimeter fence needs to be brought into compliance by July 1, 2023. There is a question about Overbrook's requirement to install the fence prior to selling Lot 20. Mitch Kolenovsky was asked to research this issue and let the Board know what he finds out. How to fence across the creek, between lot 20 & 30 was discussed. More research is needed, and it may not be possible to secure this section of the perimeter. It is possible that we may not be allowed to impede the flow of water down the creek, or we may be allowed to build some type of movable fence. If so, this would be a sizeable cost and who would bear the cost of such movable fence would need to be determined.

Bill Davis suggested that the Board begin to consider raising the Annual POA assessment per lot from \$800.00 annually to \$1,200.00 annually commencing January 1, 2024. There was discussion, but no motion was made, and the suggestion was tabled until the next meeting to give board members time to consider it. By consensus Tuesday June 20, 2023 was set as the tentative date of the next Board meeting.

Mitch Kolenovsky suggested that the POA host a spring neighborhood social gathering, perhaps a cookout. He suggested that our Social Committee be asked to put this together. Everyone was in agreement. Katy Anderson and Wendy Parker said that they would contact the ladies on the committee and get things rolling.

There being no other business, Warren Nossaman moved that the meeting be adjourned. Katy Anderson seconded the motion and it passed unanimously. Bill Davis adjourned the meeting.

Mitch Kolenovsky

Secretary