

MINUTES OF THE OAK CREEK HOA BOD MTG. JUNE 14, 2023

Location: Davis' house

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

Call to Order: Bill Davis

Warren Nossaman made a motion that the Board enter into Executive Session at 6:40 p.m.
Wendy Parker seconded the motion. Motion passed.

During the Executive Session the following items were discussed:

1. The legal process of moving a member found to be in violation of Covenants into compliance, including but not limited to legal action.
2. The extent that a member found to be "not in good standing" may participate in Association business.
3. The need for and the writing of a Resolution to establish a Common Area Maintenance Committee to be voted on in the next open meeting. The final draft, agreed on by all members is attached as a part of these minutes.

At 8:15 p.m. Katy Anderson made a motion to adjourn. Motion was seconded by Wendy Parker.
Motion passed and meeting was adjourned.

Mitch Kolenovsky

Secretary

BE IT RESOLVED that the Board of Directors of the Oak Creek Property Owners Association hereby establishes a working committee to be named the "Common Area Maintenance Committee" which is fully described below, and whose description shall carry the same weight as the "First Restated Declaration of Covenants, Conditions and Restrictions of Oak Creek".

I. DEFINITIONS

The following terms when used in corporate legal documents shall have the following meanings unless the context prohibits:

1. "Common Area Maintenance Committee" or "Committee" shall mean the Common Area Maintenance Committee referred to in Article II hereof.
2. Other definitions shall be as stated in Article I, Sections 2 through 10 of the "First Restated Declaration of Covenants, Conditions and Restrictions of Oak Creek".

II. COMMON AREA MAINTENANCE COMMITTEE

1. The Board shall designate and appoint a Common Area Maintenance Committee consisting of not less than three nor more than seven people, all of whom shall be members in good standing of the Association. The committee and each of its members shall serve at the pleasure of the Board until such time as the Board may terminate this right.
2. In the event of the death or resignation of any member of the Committee, the remaining member(s) may act without filling the vacancy or the Board shall have full authority to designate a successor or successors.
3. The Committee shall have the authority to elect its own Chairperson whose responsibilities shall include presiding over all meetings of the Committee and reporting the Committee's decisions, activities, and expenditures on a regular basis to the Board. The Committee shall elect a recording Secretary to maintain the minutes of all meetings, including virtual meetings, and submit them to the Secretary of the Board within two weeks of said Committee meeting. The Committee shall have the authority to elect or designate other members as officers as it deems necessary.
4. The goal of the Committee will be the maintenance and beautification of all common areas of the Association. This shall include, but not be limited to, the Front Gate Area (including Gate operations), Roadways, Lighting, Signage, Fencing, Park Area, Creekside Areas, Lake, Pump(s), and Fountain(s).
5. The Committee shall have the authority to appoint other Association members who are in good standing to temporary subcommittees for the purpose of carrying out activities of maintenance, beautification, repairs, and other work it deems necessary. Each subcommittee shall be overseen by at least one Committee member.
6. The Committee and its work will be funded through the annual budget of the Association in line items or of such amounts as designated by the Board annually. In no case shall the Committee expend funds in excess of those budgeted unless those funds are approved in advance by the Board. The Committee will have no authority to request funds from members of the Association nor to make any assessments of the membership. All expenditures of the Committee must be documented and receipts for all expenditures must be turned in monthly to the Board's designated representative.
7. The Committee shall not make any major change to Association property without the prior approval of the Board and the Board will have final authority and approval of all Committee decisions.
8. This Resolution shall be effective immediately upon approval by the Board and shall remain in effect until rescinded or amended by the Board.

Approved by the Board of Directors this _____ Day of _____, 2023.

Date

Bill Davis, President

Date

Mitch Kolenovsky, Secretary

Date

Warren Nossaman, Member

Date

Katy Anderson, Member

Date

Wendy Parker, Member