

SAVE THE DATE

2023 Annual Meeting

OCTOBER 26, 2023 at 6:00 PM.

MEETING HOSTS: Bill and Kitty Keller

MINUTES OF THE ANNUAL MEETING OF THE OAK CREEK HOA October 25, 2022

The meeting took place at the home of Bill and Kitty Keller and a quorum of membership, including proxies, were present for business. The meeting was called to order by President Bill Davis. Bill Davis welcomed everyone, thanked the Keller's for hosting and introduced new residents. He shared that Dana Williamson had passed away while out of the country and that he would share any news concerning funeral arrangements with the membership when he receives them. Bill Davis shared that the minutes of the last Annual Meeting and subsequent meetings of the Board of Directors have been approved by the Board of Directors and are available for review. Members may contact Mitch Kolenovsky, Secretary for the Board of Directors if they would like to see the minutes or if they have questions.

OLD BUSINESS

1. The Board of Directors made a motion in favor of the adoption of the FOURTH AMENDMENT AND FIRST RESTATEMENT OF DECLARATION OF RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF OAK CREEK as written and be filed in accordance with state statutes in Guadalupe County, Texas. This did not need a

second since it came from the Board of Directors.

Mitch Kolenovsky, Secretary of the Board of Directors, was recognized to speak in favor of the motion. He explained the reason for the changes and thanked the Board of Directors for their perseverance in getting the revisions/additions completed. He recognized local attorney Hunter Hewell for his work on the project and presented a copy of the completed ASSIGNMENT OF DECLARANT AUTHORITY, signed by Alan Feinsilver, President of Overbrook Seguin LP. Bill Davis asked if anyone wanted to speak against the motion or had questions. There were none.

Mitch Kolenovsky then gave instructions on voting. The Owners of each lot, or their proxy, were given a paper ballot on which to cast their vote, either "Yes" in favor of the motion or "No" in opposition to the motion. The votes were collected.

Two persons from the membership were solicited to count the votes along with Mitch Kolenovsky. Al Duffey and Liz McCown volunteered. The three counted and verified the votes. There were Forty-Three (43) "Yes" votes and Zero (0) "No" votes. Four lot owners were not represented at the meeting and did not cast a vote. Mitch Kolenovsky officially tallied the votes and certified that 91% of the membership had approved the changes to the Covenants. Mitch Kolenovsky announced the vote and thanked the membership for their unilateral support.

2. Bill Davis called on Mitch Kolenovsky to present the Financial Report and the 2023 Budget. Both had been previously emailed to the membership. There were no questions concerning either and Bill Davis said that the Board of Directors moved for the adoption of both. There was no discussion and by a show of hands the motion was approved unanimously.

3. **REPORTS:**

a. **Bill Davis reported:**

- I. Reva Kolenovsky had secured three concrete benches through a contact she had. These benches were donated to the Association and have been installed in the park

area around the lake. Bill Davis and the members thanked Reva for her service.

- II. He shared that the path leading to the dock on the lake had been repaired with concrete rather than crushed rock and that as funds are available the concrete will be extended to the full length of the current pathway. He asked if anyone was in opposition to extending the concrete, and no one was.
 - III. He spoke about other possibilities in the park area, including developing an area by the creek for picnics and possibly building a shelter on the existing concrete slab located close to the dock. He asked if anyone had ideas about how to improve the park area, to please let board members know.
 - IV. He reported that our insurance company had conducted an inspection of our common property and suggested that the railings around the dock did not conform to current code. Bill Davis said that the upgrades would be made soon, and that membership would be volunteering the labor in order to keep costs down. Material should consist of lumber and screws/nails.
 - V. Bill Davis then gave an update on homes under construction in the neighborhood. Currently there are three homes under construction and several more coming soon.
- b. On behalf of Ann Terry and the Hospitality Committee, Bill Davis acknowledged the great turn out for National Night Out and thanked Ann for hosting it. He said that the Hospitality Committee is considering having another membership party, perhaps in April. Everyone seemed to think this was a good idea.
 - c. Kathy Law was recognized and reported that the Association's website is up and running. The website is: www.seguinoakcreek.com It is still under construction, but soon will have the By-Laws and the new Covenants on the site.

Also, announcements, minutes to the meetings, and other valuable information may be introduced to the site. Check it often for updates. Bill Davis announced that Kathy has volunteered her time and expertise in acquiring and setting up the website. The members thanked Kathy for her work.

- d. All Duffey was recognized and reported that the Architectural Control Committee is meeting monthly and has two new members, Allen Moczygemba and Josh Tucker.

NEW BUSINESS

1. Election of Officers: Bill Davis announced that Kitty Keller and Will Brannen have completed their terms of office and did not desire to be re-elected.
 - a. Katy Anderson had volunteered to serve. Tres Hewell made a motion to elect Katy Anderson to the Board of Directors for a three-year term. Bill Keller seconded the motion. There was no discussion and the motion passed unanimously on a show of hands.
 - b. Bill Davis asked if anyone else was willing to serve on the Board. Wendy Parker said that she would volunteer to do so. No one else showed any interest. Al Duffey made a motion to elect Wendy Parker to the Board of Directors for a three-year term. Shelia Ullrich seconded the motion. There was no discussion and the motion passed unanimously on a show of hands.
 - c. The membership thanked Kitty and Will for their service on the board and welcomed Katy and Wendy.
2. Mitch Kolenovsky made a motion that the 2023 Annual Meeting be held on Thursday October 26, 2023, at 6:00 p.m. All Duffey seconded the motion, and it passed unanimously on a show of hands. Kitty Keller said that she and Bill would be happy to host the meeting.

OTHER BUSINESS:

1. Tres Hewell asked about the progress of perimeter fencing. Bill Davis reported that he believes all perimeter fencing had been completed as required on previously sold property. The only lot that does not have perimeter fencing is lots 20 which is owned by Overbrook and does not have to be fenced until the lot is sold. Bill also shared that the Association just completed approximately twenty- five feet of fencing adjacent to lot 1 along the common roadway and the right of way. He also stated that the Association still needs to install fencing from the rock/railing entrance to lot 20, but that this most likely will not be done until lot 20 is sold and the fencing for that lot has been installed.
2. Sheila Ullrich asked about the plants and upkeep around the front gate. Bill Davis responded that he and Sharon have been purchasing the plants for the association and have volunteered their time to plant and maintain them. He said that any member was welcome to assist.
3. Tres Hewell announced that the people who do his Christmas lighting, as well as several other homes in the sub-division would begin installing the seasonal lighting tomorrow. He encouraged everyone to light up their houses for the Christmas season and said if they'd like to use the company that does his lights, he will gladly share their contact information.

There being no other business, Al Duffey made a motion to adjourn the meeting. Warren Nossaman seconded the motion and it passed unanimously with a show of hands. Bill Davis adjourned the meeting.

Signed:

Mitch Kolenovsky
Secretary