

Oak Creek East HOA Annual Meeting (3/27/23)

6:35p Meeting called to order

Financial Discussion

2022 – Cash balance of \$9,300 at year end.

2023 – Provided overview of the 2023 budget

- 95% of the budget is for Landscaping ~80%, Insurance ~10% and Property tax ~5%. The remaining ~5% is for other miscellaneous items.
- Original Budget expenses exceed income by ~\$2300. Requested bids for landscaping & evaluated insurance options. Anticipating \$7,000 combined savings with the new service providers.
- The attorney's office is hosting a HOA Reserve Mandates workshop which will help determine necessary financial reserve requirements.

OCE Updates

- Numerous Board transition items completed (from Oct 2022 – Mar 2023)
 - Renewed corporate status
 - Updated banking relationships & access
 - Prepped financial info for CPA to prepare taxes
 - Sought additional bids for landscaping
 - Reassessed insurance needs
 - Renewed website annual contract & updated content
 - Reviewed status of all owner dues
 - Prepared 2023 budget
 - Reviewed outstanding resident needs and requests
- Reviewed open items (from '22 Oct mtg)
 - Sheds: Verified no deed restrictions exist. Approval for sheds should be submitted for review as other improvements.
 - Solar panels: Expressly prohibited in the current bylaws.
 - 75% of households' votes needed to amend any current bylaws (only homes that are current in their annual dues are eligible to vote).
- Would like to involve the community to explore items in the bylaws that could be candidates to update or change. To make any changes there will need to be full neighborhood participation. Here are some items that were examples, but not an exhaustive list:
 - Mailbox requirements
 - Gardens
 - Deck materials
 - Solar panels
- Talked about possibly holding an additional homeowners' meeting in the fall.

Election of Trustees (2023-2024)

- Nominations & voting confirmed for Steve, Keegan and Karen to be trustees.
- Trustee roles:
 - Steve Alshire, President

- Keegan McMIndes, Vice President
- Karen Godsey, Secretary/Treasurer

Open Forum

- Residents requested more frequent updates on the trustee activity (since there are monthly board meetings). Updates will be shared on the website – as a primary source for information.
- Coldharbor monument is not lighting up – possible short in the wiring. Will contact electrician who did the original installation.
- Neighborhood Garage sale dates – share dates when known
- Street sign posts
 - One post was removed by the township and replaced with a metal post. Will contact the township about this.
 - The existing 9 posts need to be painted. Paint & supplies will be provided to Dave & Mary (volunteers).
- Speeding concerns – the 25mph sign on Aurora (just off S Old State) doesn't seem to be noticed. Can it be moved down or another added?
- Interest in opportunities to build community within our neighborhood. Looking forward to spring when residents are outdoors.
- Fence – considering the expense of fence repairs, might we consider removing the fence on E Powell Rd and using a natural boundary line?

7:40p close