

**Oak Creek East HOA Annual Mtg (4/9/24)**  
**Orange Township Community Room**

1. Call to Order @ 6:43 pm. 10 homeowners were present.
2. Financial Report – see attached financial reports
  - a. Reviewed 2023 income statement
  - b. Discussed 2024 budget & actual expenses through March
    - i. Annual dues amount was increased to \$300/year to meet the rising costs of maintaining the shared property and in preparation to address the S.B.61 reserve requirements.
3. Old Business
  - a. Board Items completed
    - i. Verified homeowner accounts & identified some outstanding balances. Followed collection procedures.
    - ii. Implemented the option to allow email communication which will reduce postage for notices
    - iii. Secured landscaping vendor for 2024
    - iv. Researched options, selected a new OCE website host and created a new HOA website.
    - v. Refreshed street sign posts – HOA purchased supplies and unpaid homeowner volunteers painted 9 posts
    - vi. Removed 4 dead trees & cleaned brush @ Gainer
  - b. Topics from previous annual meeting (March 2023)
    - i. Residents requested more frequent updates on the trustee activity (since there are regular board meetings).  
[Board response] Updates will be shared on the website – as a primary source for information.
    - ii. Coldharbor monument is not lighting up – possible short in the wiring.  
[Board response] Will contact an electrician (preferably the one who did the original installation) as 3 of 4 monuments have issues. Gainer lights remain on and S Old St/Powell may have a short.
    - iii. Neighborhood Garage sale dates – scheduled for May 31 – Jun 1, 2024
    - iv. 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?  
[Board response] This was discussed with the county office and there are specific DOT rules about this; it cannot be moved.
    - v. Interest in opportunities to build community within our neighborhood. Looking forward to spring when residents are outdoors.  
[Board response] A community mixer was held in October 2023.
    - vi. Fence – considering the expense of fence repairs, might we consider removing the fence on E Powell Rd and using a natural boundary line

[*Board response*] Estimates were obtained to present options for a decision. The goal is to have more homeowners included in a decision – repair or remove. It wouldn't have to be “all or nothing.”

4. New Business
  - a. Will check on using a library room for the next annual meeting to avoid the meeting room fee.
  - b. For ditch clean up (S Old State St) we would contact the Delaware County Soil & Water department
  - c. Board to meet on a quarterly basis. A list of “board tasks” was shared to encourage community involvement.
  - d. Website will continue to be developed to increase functionality.
  
5. Elections of Trustees (2024 – 2025)
  - a. Steve Aleshire
  - b. Karen Godsey
  - c. Dale Miller
  
6. Closing – 7:50 pm Motion to adjourn