

Oak Creek East HOA Annual Mtg (4/7/26)
Orange Friends Church

1. Call to Order @ 6:35 pm. 10 homeowners were present.
2. Financial Report
 - a. Reviewed 2025 income statement
 - i. Tree Removal
 - ii. Fence painted
 - b. Discussed 2026 budget
 - i. Lawn contract renewed for year 3 of 3
 - ii. An engineering company was engaged & paid to prepare a reserve study
3. Old Business
 - a. Board Items completed
 - i. Requested Reserve Study to comply with SB61
 - ii. Fence was painted by volunteers (small section remains) – saved the HOA ~\$6,000
 - iii. Tree maintenance – some removed, others pruned
 - iv. Secured alternate payment options for residents (Square)
 - b. Topics from previous annual meeting (March 2025)
 - i. Speeding – Learned that the Delaware Sheriff's department rotates the mph device
 - ii. Sidewalk concrete levels are uneven. Is this the homeowners' responsibility? If so, should we send letters for awareness? [This was covered in the newsletter, but is not the HOA responsibility to monitor.]
 - iii. Shed policy discussion
4. New Business
 - a. Continued Tree maintenance
 - b. Learn more about the reserve study & next steps
 - c. Main monument plants will be replaced, as the original ones grew tall and blocked the subdivision name. They will need watered often (as we have no irrigation)
5. Elections of Trustees (2026 – 2027)
 - a. Steve Aleshire
 - b. Karen Godsey
 - c. Randall Kise
6. Open Forum
 - a. Request to update the website information more frequently

- b. Concerns were shared about several properties not being maintained responsibly. Discussed that the neighborhood is aging, so house refreshes may be needed. Also, educating new homeowners is an opportunity. [HOA Trustees will send notices to homes violating upkeep bylaws.]
 - c. Annual Community Garage Sale will be June 12 – 13 (Fri/Sat) 9-4
 - d. Suggestion to pay the trustees or at least allow them credit towards their annual dues
7. Closing – 7:40 pm Motion to adjourn