

Minutes– July 15, 2024
Oak Creek Homeowners Association
Open Meeting

Board Members in attendance:

Linda Grahovec, Tom Hytry, Ted Ergo, Ginger Thayer, Randy Olsen

Homeowners in attendance and guests:

Dorothy Jarmen, LeeAnn Olson, George Booras, Kelsey Lupole, Alicia Andrade Rodriguez, Jeanne Brommer, Suzanne Fayoumi, Nabil, Fayoumi, Luis Aguirre, Luke Martin, Ed Grahovec, David Marshall, Angela Marshall, Rich Claasan (guest), Sean Lenkus (guest), Robert Kuehl (guest)

Finance report:

- 45K operation funds and 53K reserve funds
- Randy & Linda to meet with The Building Group regarding late pays and errors in categorizing some expenditures as well as slow reimbursements

Architectural Review Committee:

- In receipt of phone call inquiries but no formal submissions to review

Clubhouse Committee:

- Fire Inspection passed
- Several rentals for June and all posted to the Community Calendar, sporadic reservations for the rest of the year.

Grounds (pond, tennis, playground, common area landscaping):

- Pond - scheduled to meet with McCloud regarding continued growth of cattails
- Common lawn maintenance – spoke to Arbeen to adjust mowing height lower and raise up if there is a lack of rain in August to reduce risk of grass looking burned/brown
- Tennis/Pickleball Court – entire area was power washed by a volunteer. Thank you Ed G!
- Damaged tarps were cut into manageable lengths and ready for disposal. Slowly all old materials on the pallets, as well as the pallets, will be disposed of.
- Striping will be scheduled for September since there has been so much use the committee decided not to shut down the courts for the two weeks it would take to paint and cure.
- Walking Path – 60' of barb wire was removed and disposed of. Thank you John Baer!
- Playground – will be inspected for loose nuts/bolts and committee to schedule a date to rake the rubber mulch and assess if more is needed to be ordered.
- The Grounds Committee Binder has been completed and placed in the Clubhouse Office.

Pool Committee:

- Assessment post season of needed diamond bright repairs (within warranty)
- Pool inspection – passed
- Pool season going very well with a few minor issues but well attended for June
- Committee submitted warning letters requesting they be sent to those homeowners

Social Committee:

- Ginger thanked the volunteers for a great Summer Kick-off event and more information to follow regarding a children's Halloween Party, an adult Wine Tasting and maybe even a Second Annual Chili Cook-off!
- A new homeowner happened to be at the meeting, so Linda had Alicia Andrade introduce herself to everyone and then presented her with an Oak Creek HOA Welcome Neighbor Gift.

Other Business:

- State of Illinois Domestic Corporation Annual Report filed by the HOA Attorney
- Renewal for our HOA State Farm Policy will be completed in August and new
- Certificates of Insurance will be issued.
- Old website has been shut down but has a redirect on the home page.
- Monthly communications are being sent by Linda to 67 of the 69 homeowners.

Request for volunteer(s)

- If there are any homeowners familiar with WIX websites and would like to volunteer to continue enhancing our Oak Creek website, please reach out to Linda or Tom.

Pending Route 71 construction

- IDOT agreed to add drums along the approach and drums with lights near the entrances in lieu of solar lighting at this time.
- Linda has two primary contacts that a reassessment or review will be done every 3-4 months.
- We will continue to work with Hanson Professional
- Services on the monument teardown and possible assistance with location of new ones.

The Board moved to executive session to discuss a violation form submitted by a homeowner and to review the request by the pool committee to send out an infraction letter and warning letters.

The Board returned to the open meeting. Board voted and approved course of action. Pool letters will be sent out by The Building Group and Linda will make a courtesy call regarding the violation report/complaint submitted.

Thereafter the Board meet with Dave and Angela Marshall and their attorneys, at their request, to get an understanding of their issues with the construction next door to them. No action from that meeting and no further correspondence received.

Meeting ended at 8.02pm