



# Oak Creek

## Oak Creek Subdivision Homeowners Association (HOA) Special Open Meeting Minutes – January 26, 2026

Attendees: 5 Board Members present, 10 Resident Homeowners – Total Representing 13 Households.

1. Call to Order (7:01pm)
2. Purpose of Special Meeting (7:01pm)

This special meeting was called to discuss the following:

- A) **Adoption of the 2026 budget** - and monthly assessment adjustment.
- A brief summary/rehash of the Board's 2026 budget development philosophy was presented to attendees, primarily for some new homeowners in attendance and those in attendance who were not at the annual meeting.
  - 2026 Budget development process began *last November* when a line-by-line discussion of budget was presented in the November open mtg.
    - The 2025 assessment increase enabled HOA to replenish (“catch up”) the reserve deficit realized in 2024 due to large expenditure (\$65k) to refurbish the pool (beneath waterline) surface liner.
    - The Bd focused on three primary budget categories
      - A) minimal **Operating** (day-to-day) funds,
      - B) **Emergency Reserve** funding (targeting state of Illinois guidance to fund at 100% of annual income/revenue from assessments)
      - C) **Capital Improvements** and **Long Term** non-recurring (known) project reserves funding
    - This year's (2026) proposed \$15/mo assessment increase will enable HOA to save/set aside funds for recognized and anticipated large, long term capital improvements such as (but not limited to):
      - A) Tennis/Pickleball court - surface repair/rehab/refurbishment/upgrade.
      - B) Clubhouse (non-routine maintenance)
        - A) (a) The aging clubhouse structure with visible needs for exterior paint, interior paint, gutters, carpeting, wall repairs...
        - B) (b) Signs of septic system “stress” (based on a plumbing back-up episode this past summer) due to age (±75yrs)
      - C) Pool
        - A) (a) Liner replacement approximately every 8-10 years
        - B) (b) Pool pump obsolescence and scarcity of part to fix; new pump on the horizon?
  - *In December*, the proposed budget was distributed to all active HOA members in accordance with the by-laws.
  - See also annual meeting minutes (at oakcreekyv-hoa.org website) for add'l 2026 budget discussion topics.



# Oak Creek

- In accordance with new ICICAA governing statute(s) (IL Common Interest Community Assoc. Act), each active member was provided with >30days to review and comment on the proposed budget prior to adoption by the board. *This* Special meeting was convened to ensure compliance with the review period and to officially adopt the budget.
  - A motion was made by the President, Linda G, to approve the 2026 budget and related assessment adjustment. Motion was seconded by the Treasurer, Randy O., and unanimously approved by all Bd members in attendance.
  - It is the intention of this current Bd to consider any future assessment increases with only cost-of-living adjustments in mind. Future Bd members will need to determine if that is appropriate or if additional or different economic indicators must be considered at the time when future year(s) budget development is initiated.
  - The 2026 budget represents the Bd's very focused intent to avoid any future special assessments over and above the current established regular monthly assessment amount.
- B) **Submission of questions for a community survey** - addressing future capital improvements and/or focus prioritization of clubhouse maintenance projects and common area beautification projects.
- Each member of our community has differing thoughts and prioritization when it comes to the maintenance, preservation, and prioritization of the common areas and assets of our community.
  - Primary purpose of the 2026 assessment increase is to fund capital improvements (see item A), above). The homeowners should have a say on where and when those funds should be spent.
    - The Bd will distribute a survey to all homeowners to inquire your preferences and best use of available funds.
  - Some (*sample*) possible capital improvement suggestions (\* = current day dollars):
    - Tennis/pickle ball court is the most valuable (and visible) common asset for community input consideration.
      - A) Leave as-is and let deteriorate?
      - B) Replace existing surface in-kind?
      - C) Install a “sport court” surface – samples available for anyone's review or interest.(±\$125k\*)
      - D) Demolish / remove in its entirety?
    - Clubhouse maintenance / upgrades (±\$30k-\$35k\*)
      - A) Interior paint?
      - B) Exterior paint?
      - C) Carpeting – in east end room and hallway of building?
      - D) Gutter replace / repair?
      - E) West room acoustic improvements?(Enhance rental appeal for events)
      - F) Leave as-is? (since we only get 10-12 rentals per year)



# Oak Creek

- Pool (±\$20k-\$25k\*)
  - A) Outdoor furniture – lounge replacement
  - B) Concrete/pavement improvements
  - C) Save incrementally for next Pool Liner replacement in 8-9 years (>\$75k\*)
- Retention Pond and other Common Area Beautification improvements – entry monument area; walking path upgrades; added hardscaping and vegetation, Lot 7 research and possible improvements, other? (±\$20k-\$30k\*)
- Would residents be interested in common waste removal services, if it would help to reduce each resident's individual garbage collection costs?
- Other???? Write-In?
- None of the Above.
- Target distribution of survey is sometime in February – reminders will be sent via email.
- Distribution / notification by posting on OCHOA website and by email (E-Newsletter format).

## C) Clubhouse Window Replacement -

- Board review and approval of contractor and services related to the repair / replacement of several deteriorating windows in the clubhouse (kitchen and pool pump room).
- Since the annual meeting on Monday, Jan 12 and this meeting, the third of three bids for this work was received.
- By recommendation of the clubhouse committee and evaluation by the Bd, the contractor with the lowest cost (\$3,200 of \$5,500 budget) and most qualified bid is selected and approved.
- Target date for installation is this coming February however, the work only needs to be completed sometime this spring so as not to impede access to, and start-up of, the pumps for the summer pool season.

## 3. New Business (7:20pm)

The Bd convened an executive session to discuss three member accounts that are in arrears (down from 5-6 delinquent accounts recorded in the annual meeting minutes).

- The Bd feels that two of the three accounts were impacted by some extenuating circumstances (confusion or oversight during RowCal transition) and will instruct RowCal to send a letter to simply remind them to set up their preferred payment method.
- One member will receive a demand letter given the magnitude (and term of delinquency) of the amount due to the HOA.

One resident in attendance offered a reminder to his fellow HOA members in attendance the importance of our HOA being fiscally transparent and financially healthy including appropriately funded reserves (whether for emergencies and/or desired capital improvements) and the importance to potential new buyers interested in our neighborhood and their lenders. Financial information is scrutinized by lenders when considering a potential mortgage for homes in a HOA governed community. A healthy HOA with amenities attracts buyers and can be advertised by sellers as such.

Oak Creek Subdivision Homeowners Association

[oakcreekyv-hoa.org](http://oakcreekyv-hoa.org)

Facebook - [Oak Creek Yorkville HOA Community Page](#)



# Oak Creek

One resident in attendance had a question regarding the applicability of the new governing statute and apparent divergence from the HOA Bylaws and past budget adoption practices. The Bd briefly summarized the new overriding legal authority driving the current budget adoption process:

- The state enacted the ICICAA in 2024 with guidance that governs any HOA with "...at least 11 private residences and annually collects more than \$100,000 from its members..."; The Oak Creek non-for-profit HOA falls under the ICICAA jurisdiction.
- A vote of active community members is only required if the Bd proposes to adopt an annual assessment increase that exceeds 15% of the current year assessment revenue/income. The new assessment increase (12½%) does not exceed that threshold.
- This statute supersedes any conflicting with, or ambiguous language in, the HOA bylaws.

The results of the community survey described in (2)(B) above could influence and cause adjustments to the reserve funding use, means and method discussed herein and as discussed at previous HOA open meetings. The Bd will distribute future communications with any changing priorities or modified funding plans accordingly.

One resident in attendance inquired of all if anyone (else) had received an anonymous hand delivered document in their mailbox containing information related to a complaint filed against The Building Group (TBG)(subsumed by, and now known as, RowCal (Property) Management IL, LLC).

- Some meeting attendees stated they had received a similar unsigned correspondence while others did not.
- No Bd members received any such document. If it exists, the Bd is unaware of its origin or content.
- The Bd did acknowledge that the three current Bd officers received a questionnaire from the IL Dept. of Financial and Professional Regulation (IDFPR) asking basic questions regarding TBGs role as OCHOA's property management consultant in 2024 – which were answered as a Board. No other information on the intent and source of the inquiry was shared to the HOA officers since any IDFPR case is confidential.

Draft version of the Annual Meeting minutes has been posted to the HOA website (oakcreekyv-hoa.org). Draft designation will be removed when the Bd votes to accept minutes at next open mtg in March, for final/approved version posting.

#### 4. Adjournment (7:50pm)

With no other new business, a motion to adjourn was presented, seconded, and approved by the Bd.

The Board thanked everyone for their questions and comments along with their attendance.