



Oak Creek

Oak Creek Subdivision Homeowners Association (HOA) Open Meeting Minutes – July 20, 2026

Attendees: See Listing Attached

7:00pm – Call to Order

March Open Meeting Minutes

A move to enter into the record the meeting minutes from the May 11th, 2026, Open Meeting was made by HOA Board (Bd) member Linda Grahovec and unanimously approved with no revisions or corrections by the attending Bd members.

Meeting minutes were approved and were already posted to the HOA website (oakcreekyv-hoa.org) and RowCal website (www.rowcal.cincwebaxis.com)).

7:02pm – RowCal (RC) News:

- Craig Kierelko from RowCal, the HOA's new key contact at Craig.Kierelko@rowcal.com, was present and was introduced. He has already made a positive impact on requests and follow-ups.

7:05pm – Introduction of Metronet

- The board heard a presentation from Metronet Fiber representative Cynthia Hill regarding installation of fiber internet infrastructure throughout our community (inside Public Utility easement) at no cost to the HOA, with potential compensation to the association.
- Metronet Fiber Proposal Summary:
 - **Service:** Fiber internet only (no TV); speeds up to 2 Gbps; symmetric upload/download.
 - **Pricing:** \$55/500 Mbps, \$55/1 Gbps, \$70/2 Gbps; no long-term contracts.
 - **Installation:** Free to HOA; Construction/installation is by directional bore method, all equipment underground; pull box at each property w/ flush covers. Landscape restoration by Metronet, as needed.
 - o Feeder lines from primary feed to each individual unit are installed per-customer, once user signs up for the service.

(Metronet update: since July 20th meeting, fiber optic primary feed installation into Oak Creek community is delayed caused by on-going Route 71 construction. More information to follow at a date TBD.)

7:25pm – Finance

- First-half yearly financials were reviewed and are tracking very close to budget.
- Operating income, mid-year: \$59K actual vs. \$57K budgeted; \$2,500 came from attorney fee reimbursement associated with community entrance monument(s).
- Committees have been doing a good job adhering to their individual budgets and spending accordingly.
- Assessment collections are positive; delinquency at lowest level in HOA recent history.

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- Unbudgeted expense:
 - * \$3,500 septic repair (root cutting + pumping + inspection); to be posted under clubhouse maintenance & repair cost category.
 - Repair paid out-of-pocket by a Clubhouse committee member (many thanks!); reimbursement to be submitted to RowCal.
 - * Walking Path/Culvert (storm) erosion – Grounds committee is soliciting proposals and quotes for the repair of the recently damaged walking path/culvert/spillway. Evaluation and committee recommendation will be forthcoming. Estimated \$1,500-\$2,800 in unanticipated repair costs.
- Insurance Renewal August 1st: Premium increased 25% over prior year; State Farm still lowest among bids obtained.
 - * Renewal approved by vote in open meeting; total cost ~\$6,529 (\$5,737 community association policy + \$792 commercial liability).
- Reserves
 - * Reserves are being funded (portion of monthly assessment revenue allocated to reserve account) monthly by RC per instruction from the Bd.
 - * Reserves are ~86% funded; targeting >90% funded by September (pending no large unbudgeted expenditure as described above). Best level in at least three years.
 - * Long Term reserve account (e.g., tennis courts repair, major clubhouse maintenance (roof, structural), pool liner (±8yrs) etc.) is currently funded at ~\$20K.
 - full allocation shifts to Long-Term once operating reserves hit >90%.

7:10pm – Committee & Group Reports

• Architectural Review Committee (ARC)

- One new evaluation of a ~~fence~~ request is received. ARC working with homeowner.
- No other new issues pending.

• Clubhouse (CH) Committee

- Men's restroom toilet: Running intermittently; being monitored; repair deferred pending budget clarity.
- Water testing compliance letter: State keeps referencing a missed 2024 test; Dorothy submitted a new (2026) test, but no confirmation received; RowCal to assist in resolving.
- Clubhouse east-side roof: Not yet replaced and likely past due; inspections to be scheduled; west side replaced within last 2 years.

• Grounds Committee (GC)

- Walking path/culvert erosion (See reference in Financials section above.): Significant damage from 10 inches of rain in 4 days; boulders displaced, underlayment exposed; Durant County bidding this week, second bid also being sought. Pictures were displayed.
- Pickleball striping completed;
- Lamp post @west side of pool has been fixed.
- Tree branches overhanging walking path to be assessed.



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- **Pool Committee (PC)**

- With the start of the school year approaching, we anticipate a decrease in weekday attendance. The committee will continue to monitor pool usage after school resumes and will make recommendations regarding pool hours (and possible reduced attendant coverage) for the remainder of the season.
- The annual state pool inspection has been completed, and we are pleased to report that the pool passed the inspection with no violations.

- **Social Events Group**

- Summer Bash: 81+ attendees from 16+ families — highest turnout in 8+ years (up from 51+ last year).
- Patio Crawl: Scheduled September 12th; 3 host patios needed (volunteers sought).
- Halloween Party: Ginger to confirm with Jezel if she still wants to be the lead organizer.
- Linda posted both events on the Community Calendar of the HOA Website
- Calendar: All events and clubhouse rentals posted on community calendar. Watch HOA calendar, Facebook page and monthly (emailed) E-News Board Communication for details of proposed upcoming social events! <https://www.oakcreekyv-hoa.org/> and <https://www.facebook.com/groups/1216947449129583>

7:50pm – General Business or New Business

- **General**

- Community Entry Monuments
 - * Completed 2.5+ months ago; ComEd has not connected electrical despite repeated outreach; complaint escalation may be needed. Complaint “link” may be added to future monthly newsletter for community support. *(since July 20th mtg, IDOT and Hansen have been contacted- await response/action)*
 - * Road construction (Route 71): In Phase 3 of this segment of road construction (along Oak Creek subdivision), Oak Creek and Winding Creek entrances each face ~45-day closures (timing TBD, possibly this year); profile of both entrances to be lowered (Oak Creek ~2–2.5 ft, Winding Creek ~18 in). Phase 3 likely will not be done until next year.

8:05pm – Board Executive Session

- NA

8:05pm – Motion to Adjourn

- Motion/Second/Vote to adjourn meeting at this time.
- Next Open Mtg: September 14th, 2026

Meeting sign-in for July 20th- Attached below

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BOD present:

Linda Grahovec, President
Randy Olson, Treasurer
Ginger Thayer, Director (zoom remote)
Luke Martin, Director
John Baer, Secretary

Meeting Sign-In Sheet July, 2026			
Name	Address	Phone	Email
Eric + Jean Peetzel	51 Oak Creek Dr	630-849-0000	cambridgeco@comcast.net
GENE DUNNE	38 WINDING CREEK	708 212 8622	GDUNNE@AMERITECH.NET
John Baer	41 Winding Creek Rd	925-212-1227	jmbaer10@gmail
Lee Ann Olson	65 Winding Creek Rd.	373-4332	laolson@comcast.net
Dorothy Jarman	1 Timber Court	630-661-0925	bdjarman@comcast.net
Luke Martin	31 Oak Creek	630-697-5714	luem44@gmail.com
SCOTT STEELE	55 OAK CREEK DR	843-270-8679	MM3STEELE1950@GMAIL.COM
George Booras	6 FOX HILL	630 615 1950	gwbooras@yahoo.com

FYI CORNER

Did you know.....From the OCHOA Rules & Regulations

Rules & Regulations Oak Creek Subdivision Homeowners Association

PROPERTY USE

- All garbage shall be kept in sanitary containers out of site from the street
- Renting your home – No short-term rentals are allowed (Airbnb, Vrbo, Private, etc.). Only long-term rentals of 12 months or more are allowed. Property owners must submit a Tenant Information Form to the Bd along with a copy of the Rental Lease Agreement no less than 30 days prior to start date.

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