



# Oak Creek

## Oak Creek Subdivision Homeowners Association (HOA) Open Meeting Minutes - July 21, 2025

Attendees: See Listing Below

7:00pm – Call to Order

### May Open Meeting Minutes

*A move to enter into the official record the meeting minutes from the May 12, 2025 Open Mtg was made by HOA Board President Linda G. and unanimously approved, by the attending Board (Bd) members, with no revisions or corrections.*

*Meeting minutes were approved and have been posted to the HOA website (oakcreekyv-hoa.org) and TBG website (buildinggroup.com/resident-portal).*

7:05pm – Finance

- **Budget** – based on financials posted (by TBG) through end of June:

- Current spending at this mid-year evaluation aligns with budget levels.
  - Line-by-line review and description of to-date budget expenditures was presented.

Notable comments:

- Snapshot of current (& past months) operating and reserve accounts was shared with attendees (posted on website).
  - Treasurer closely monitoring minor expense cost coding discrepancies and directing TBG to make corrections.
  - Emergency septic clean-out was recorded (see also CH report below)
  - Some known rental income not shown; TBG notified and under review
  - Urged Pool Committee to timely submit known expenses as they are incurred.
  - A suggestion was made for Bd to review / reevaluate costs and need for communication services (WiFi and VOIP) with security and emergency response features (for pool most notably...as required) to be considered.
  - ComEd electric bill paid and electric shutdown averted; revised billing address (from old management group (Haleas) to TBG) was not correctly implemented. Correction made; future auto pay process to be initiated by TBG.
  - Insurance evaluation on-going by TBG. New policy in place by Aug 1<sup>st</sup>. Anticipating new annual premium to be at, or under, current budget.
  - Investment CDs are earning good interest.
- To avoid and/or mitigate the possibility of future special assessments for anticipated large future capital expenditures, the Bd will evaluate opening a separate expense cost code to fund and track a specific reserve account for ....:
  - ...future tennis court refurbishment, improvement or sport court type alternative (in 3 yrs?).
  - ...future refurbishment / replacement of the pool liner (in 10 yrs?). Past pool liner work was recently performed in spring, 2024, for \$62,000.

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- Treasurer to work with and instruct TBG to be more proactive with 30day-60day-90day late assessment payment notifications.
  - Accounts >90days in arrears are subject to 20% late fee as allowed in the By-Laws.
  - Some exceptions allowed by the Bd. Residents are urged to provide notification and explanation if extenuating circumstances occur.

7:25pm – Committee & Group Reports

- **Architectural Review Committee (ARC)**

- Since last meeting, one roof request was received, reviewed and approved.

- **Clubhouse Committee (CH)**

- Pump room repairs have been completed.

- Final work scope was reduced from original plan by omitting possible window repairs. As reported previously, extent of damage to windows is uncertain at this point. CH committee will continue to monitor and recommend future window repair costs and actions, as necessary.

- Brick wall and limestone sill separation work is still outstanding and to be scheduled soon.

- General

- Plumbing system backup event occurred in early June; septic system pumped which may or may not have fixed the problem. CHC to monitor and recommend any repair or other mitigation actions that may be needed if problem persists.

- Seal coating of North and south driveway / parking lots is approved and will be scheduled for mid-to-late September, after pool closed and high(er) vehicular activity diminishes.

- Clubhouse key inventory is complete and persons with access are logged with the Bd.

- Clubhouse bathrooms are adequately stocked with cleaning and toiletry products. New trash containers installed in women's bathroom.

- Several new light-bulbs installed throughout – Thx Dorothy J. and Gene D.

- Cleaning continues to be scheduled for twice per month during pool season (same as in the past); any extra cleaning will be considered on a case-by-case basis as summer and fall usage occurs.

- Clubhouse rental status – Five (5) rentals are complete and five (5) more are scheduled. No new rentals beyond as stated have been requested or scheduled. Dates are shown on the website calendar.

- ✖ Post rental clean-ups are to be performed by renters on same day as the event or no later than the day after the event.

- **Grounds Committee (GC)**

- Common area grounds maintenance is on-going and satisfactory.

- Pond area (south bank) is showing increased wildflower activity – a “no mowing” area has been marked

- Four new trees planted near entrance to walking path

- Two maple trees and two memorial crabapple trees planted

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- Slow-release 60 gal. tree watering bags in use.
- Pond maintenance: Grounds committee volunteers are performing 100% of this activity.
  - Pond aerators were removed, cleaned and reinstalled.
  - Two Algae inhibitor and herbicide treatments have been performed (Thx George). Pond is responding well so far. Future treatments as needed.
- Walking path and drainage ditch sprayed for weeds.
- Playground: Play surface replenishment completed on June 7<sup>th</sup>. Thanks to volunteers who helped to spread the rubberized mulch.
- Tennis courts – Trial repair methods performed and begin interim court crack repairs in-progress.

  

- **Pool Committee (PC)**
  - Successful opening of pool on May 24<sup>th</sup>. Thank you George, April and John Tunnell!
  - Inspection by Illinois Dept of Health. Four non-critical issues reported:
    1. Flow meter – installation in-progress
    2. Pressure gauge – installation in-progress
    3. Main drain cover – purchase to be made in 2025 budget, for spring 2026 installation (while pool is drained, prior to pool summer opening)
    4. Two underwater light fixture repair – to be performed this pool season.
  - Water sampling is taking place a minimum of once per week, as required.
  - Diving Bd purchase – original diving board showing signs of deterioration; new board purchase approved at >50% discount off of retail. Timing of installation TBD.
  - Residents are reminded: "The resident shall be (physically & visibly) present at the pool with any of their guest(s) for the entire duration their guest(s) are present at the pool and are responsible for their guest(s)." (Ref: "Oak Creek Homeowners Pool Information" and policy rules.)
  
- **Social Events Group (SEG)**
  - Summer BBQ & Pool party held on Sunday, July 20th.
    - Party was well attended by multiple (18) families; 50+ in attendance.
    - Bouncy house, fire truck (thx Oswego FD), pool games and food contest with prizes
    - Hot dogs, hamburgers, ice cream & many participant made side dishes were provided
    - Thank you to Kim C., Ginger T., Linda G. and big shout-out to first-timer Erika R., for all organizing efforts; special thanks to Don Hahn for a \$50 party specific contribution too!
  - **UPCOMING EVENTS** 
    - [September 6<sup>th</sup> OC Progressive Patio Crawl, starting at 5:30pm – details via The President's E-New email & has been posted to our Oak Creek FaceBook page.](#)
    - [Watch HOA calendar, Facebook page and monthly \(E-News email\) Bd Communication for these and any other upcoming fall/winter events.](#)

7:55pm – General Business or New Business

- *Community Entry Monuments – addressed in the lead-in to these mtg minutes*
  - Survey Results - 50 participated in the voting – Thank you Oak Creek homeowners!!

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Majority vote was for the following and the monuments to be landscaped both front & back.



- *Surveyor and layout monument location (by contractor Not Just Grass Landscaping (NJGL)) and legal description (by HOA counsel) to formalize and document easement description.*
- *30% down payment received from IDOT (5/22) for new monument installation. Payment forwarded to NJGL.*
- *Lot 7 transfer of ownership – Lot 7 (plot/property between 24 Winding Creek and 16 Winding Creek) is now officially deeded to Oak Creek Subdivision HOA. Transfer of ownership complete! Thanks to Linda G. for her perseverance over these many years; thanks to John Wyeth for his pro-bono contribution to prep and submit documents to Kendall Cty Recorders Office.*
- *Planning for Bd review and update to the Oak Creek Rules & Regulations document*
- *Oak Creek Tax Bills are paid and up to date. Billing address corrected.*
- *Hytry service recognition (memorial plaque) for community service and many years of Board participation is ready for posting in the Clubhouse.*
- *Pond common area reminder – motorized vehicles on the pathway around the pond is prohibited, as posted at pathway entry point (excepting 3<sup>rd</sup> party and/or OC Grounds committee authorized maintenance vehicles).*

8:00pm – Board Executive Session

- *A/R 90 days and over*
- *Two incident reports discussed*

8:30pm – Resume Open Mtg

- *All non-Bd attendees are departed.*
- *Common Area reminder – motorized vehicles on the pathway around the pond is prohibited, as posted at pathway entry point (with exception of 3<sup>rd</sup> party and/or OC Grounds committee authorized maintenance vehicles).*
- *The Board or related Committee Leads request a courtesy “heads-up” when any resident plans to host a private party, social or other recreational / athletic event to be conducted at any of the community common areas that involves any hired third party. This mainly due to insurance concerns and related policy requirements.*
  - Proposed new common area use guidelines and policy will be drafted with intent to add to OC HOA ‘Rules and Regulations’ before year end.*

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8:45pm – Motion to Adjourn

- Motion/Second/Vote to adjourn meeting at this time

Meeting sign-in for July 12<sup>th</sup> –

BOD:

Linda Grahovec, President

Randy Olson, Treasurer

John Baer, Secretary

Ginger Thayer, Director

Luke Martin, Director

4 additional resident households attending:



Meeting Sign-In Sheet — July 21st

Name	Address	Phone	Email
Dorothy Jarman	1 Timber Court	630-661-0725	bdjarman
ERIC & JEAN PAETZEL	510 CREEK DRIVE	630-849-0000	CHPERIAACOE
John Baer	41 Winding Creek Rd.	925-212-1227	jmbaer10
Nabil Fryouni	76 Oak Creek Dr	630-222-4719	Fyouni
Suzanna (late arrival)			
George B.			

## ----- FYI CORNER -----

Did you know.....From The By-Laws:

In accordance with Article 4, “MEETINGS”, Part D Special Meetings:

“Special Meetings of the Association may be called by the chair of the governing board or by any 7 or more active members of the Association who in writing serve the governing board with written notice of their intent to call a special meeting with at least 7 days advance notice.”

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