

Minutes– Nov 11, 2024
Oak Creek Homeowners Association
Open Meeting

Board Members in attendance: Linda Grahovec, Ginger Thayer, Randy Olsen

Homeowners in attendance: Eric Paetzel, Jean Paetzel, Dorothy Jarman, Gene Dunne, Eileen Dunne, Luke Martin, George Booras, John Baer, Eddie Martinez, Ed Grahovec, Jazel Aguirre, John Robinson, Victoria Robinson, Suzanne Fayoumi, Nabil Fayoumi, Beth Johnson

7:01pm - Linda called the meeting to order.

Linda spoke about our neighborhood's loss of resident, longtime HOA Board member and friend, Tom Hytry. She thanked everyone who attended his Celebration of Life on November 3rd. There are some website housekeeping and creation of new board email addresses since the current ones were created and maintained by Tom. Updates will be posted after annual mtg upon completion.

Finance:

Randy gave kudos to the Committees for turning in their budgets on time this year as well as running close or under budget for this year.

We have approx. \$90,000 in assets:

\$35,000 in an operating account \$55,000 in a separate reserves account

Absent of a professional reserve study, the recommended guideline in Illinois is to have one year's worth of assessments in the reserve account for an association with the several amenities and common areas like Oak Creek has – this calculates to \$90,720 in a reserves account.

These reserves act as a financial buffer, enabling the association to handle major repairs, replacements, and other unforeseen costs. Healthy HOA reserves are the key to demonstrating fiscal responsibility to the community as well as to outside parties, including the state and lenders.

We are currently operating at budget, but \$10,000 worth of projects were not completed for various reasons and volunteers have stepped up and saved the members of the association significant dollars with their sweat equity this year. The budget cannot presume volunteers will give of their time and physical work, so we have to be realistic as to the budget allocations.

2025 Budget will be focused on maintenance and repairs versus short-term large projects. The Assessment Committee will be meeting to review all the committee budgets and to work with The Building Group to pull together the 2025 Proposed Budget based on those committee submissions.

ARC:

ARC member, Luke Martin, reported 2 approved submissions, as well as one emergency approval due to resident's failure to submit a request to the ARC before undertaking the project. And they are reviewing updated plans for a project under current construction. A friendly reminder was added to say it is a Homeowner's responsibility to submit requests to the ARC.

Clubhouse Committee:

Jazel Aguirre informed the group that the clubhouse is rented November 16th, 23rd, and 30th, as well as December 8th. Linda immediately added those dates to the community calendar which she reminded the homeowners of how to view this calendar on the Oak Creek website. Eileen Dunne added that we need to run the dishwasher in the clubhouse kitchen once a month and to remember

to check/change the furnace filters. Eileen also mentioned there is a 5-gallon container of high-grade paint that could be used to paint the hallway after removal of the water fountain. The need for a keyless lock on the office door was also discussed and will be completed in a few weeks.

Grounds Committee:

Gene Dunne stated that the landscape mowing is completed for the year. The pond fountain has been removed for the season. Gene said that they still need to address the surface cracks, but that has been pushed to Spring of 2025 so that the fill does not get more compromised over the winter. There was a discussion of a possible long-term capital plan of adding a Sport Court which could cover the existing surface with no worry about ice, snow, etc. Stated that these tiles can be lifted to address routine maintenance underneath. Estimates will be gathered to get a better idea of what the cost could be for a double court multi-sport surface. Gene said that tree removal (\$1,500) has been pushed to 2025, as has added mulch for the playground (\$1,500) due to not being able to coordinate this fall.

Pool Committee:

George Booras reported a very successful season with the pool coming in under budget, including the large pool project. Linda thanked the pool committee members for their hard work to make the season such a wonderfully enjoyable summer. George added that the State Inspector mentioned that we were the best pool she had inspected this year. So, the pool committee's hard work has not gone unnoticed.

Social & Events Group:

Ginger Thayer said that both the Halloween Party and the Wine Pairing Event were successful and widely enjoyed thanks to Jazel Aguirre, Jess Worch, Kim Chisari, Linda and Ed Grahovec, and Dorothy Jarman. Ginger stated we have an upcoming Adult Soup, Chili & Fixings Cook-Off on November 17th at the clubhouse. She also said that residents who attended the fall gatherings are asking for more events which will be addressed and organized in January.

General Business:

Linda Grahovec opened a discussion about the possibilities of honoring Tom Hytry. Beth Johnson spoke about planting a tree, Eileen Dunne a bench by the pond and Linda suggested a plaque for the Clubhouse for over 22 years as a Board Member and majority as Secretary. Final determination to follow, however, an amount will be added to the proposed budget to be set aside for this.

The Board discussed and announced that the information for the January Annual Meeting will be mailed out by The Building Group and postmarked by December 13th (30 days prior to meeting). This will include Committee Volunteer, Candidate Profile and Proxy Forms plus Proposed 2025 Budget based on 2024 actuals and Committee submissions. There are three current seats up for election on the Board – Tom Hytry vacancy, Ted Ergo and Ginger Thayer. If you are interested in joining committees or running for the board, please submit those form(s) by December 31st.

There was a brief discussion about meetings. For this past year we have conducted Board open meetings every other month and they have been well attended. Also, each month a communication is emailed to each homeowner, and we have had several social events in between. Everyone at the meeting appreciated the schedule and encouraged the same to be continued for 2025.

No Executive Session

Meeting adjourned at 8:05pm -- In general a great meeting with positive vibes.

Next meeting will be the **Annual Meeting** on Mon January 13th, 2025 – Watch your mailbox & inbox!