



Oak Creek

Oak Creek Subdivision Homeowners Association (HOA) Open Meeting Minutes – March 9, 2026

Attendees: See Listing Below

7:00pm – Call to Order

January Annual and Special Meeting Minutes

A move to enter into the record the meeting minutes from the January 12, 2026, annual mtg and the January 26, 2026, special meeting was made by HOA Board (Bd) member Randy Olson 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).

Meeting minutes will continue to be posted on the HOA website. Meeting minutes will be available on the RC homeowner portal via a hyperlink back to the HOA website

7:02pm – RowCal (RC) News:

- Zoe Hughes (Community Manager(CM)) is no longer with the RowCal organization.
- Until a new CM is assigned to work with us, the current RC Director of Community Mgmt., Kathryn Hovorka, will be our primary point of contact. All other resident services will continue to be accessible through the on-line RowCal Resident Portal as usual.

7:05pm – Finance

- Several OCHOA employees (pool attendants primarily) have asked about the status of their 1099 tax forms which they have not yet received.
 - ✦ Assistance has been requested from RC to provide the tax information
 - ✦ RC responded first by requesting several employee(s) address and social security number information. W9 info was not provided from The Building Group to RowCal during the (Oct 2025) transition for these seasonal (summer) employees.
 - ✦ W9's obtained by The Building Group are not available. Pool Committee has been asked to assist with getting the needed information from the employees so that RC can process and issue the 1099s. (Subsequent to meeting - Issue has since been resolved)
- Discussions are on-going with RowCal regarding the identification, calculation and notification of late fees for payment of assessments after 90 days in arrears.
 - ✦ Past late fees & demand letters will be re-evaluated upon conclusion of this inquiry.
- As of this meeting date, posting of February financials have not occurred.
- A reminder to everyone to please log into the RowCal on-line resident portal to adjust the monthly assessment amount that is due, starting March 1st.
- *Randy to follow up with RC to determine:*

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- ✖ If new reserve account was successfully moved from Barrington Bank to a new bank (as of Feb 1st per Z. Hughes 1/27 email) to avoid maintenance fees.
- ✖ If RowCal is automatically funding the reserve account, as instructed by the Bd and GAP.

7:10pm – Committee & Group Reports

• **Architectural Review Committee (ARC)**

- No new issues pending.
- A proactive inquiry from the new residents at 68 Oak Creek regarding garden fencing was received. By advice from the Bd to the new homeowner, no action pending until they submit their plans and intentions to the ARC for guidance. Reminder that mailboxes fall under ARC.

• **Clubhouse (CH) Committee**

- Windows in the pump room and kitchen were successfully installed ±Feb 12, 2026. Two checks issued by RowCal for the completed work were successfully signed over to the contractor, Stan Palupski Construction. Work is paid-in-full.
 - ✖ Final cost was under budget.
 - ✖ CH Committee inquired if window budget savings could be applied to other clubhouse improvements. CH Committee needs to submit proposal for other work they'd like to have performed (e.g., interior painting; audio (sound dampening) panels in west room; rugs; curtains; etc.)
 - ✖ CH Committee recommends working with this contractor again in the future.
- Annual clubhouse (drinking) water test sample was submitted to the IL Dept of Public Health on February 17th, awaiting test result data and acknowledgment of acceptance by IDPH.

• **Grounds Committee (GC)**

- Common area landscaping contract: GC requested pricing from 6 contractors. 4 contractors responded with qualified bids. GC recommended that we continue to work with Arbeen based on the lowest bid received and past acceptable performance.
 - ✖ The Bd accepted the GC Committee recommendation.
- Tree removal: GC Committee to convene and discuss which trees to be removed and then schedule the work with Jose.
- GC and volunteers to re-evaluate damaged lamp near pool; re-inspection of the damaged post and assessment whether to self-perform the repair will occur when warmer weather moves in.
- One resident inquired if playground benches could be cleaned / repaired. GC will review and take into consideration. Volunteers to perform quick clean-up, prep, and spray paint are welcome and would be appreciated.
- Don Hahn estate may have two benches to donate to the community. Linda to follow up on availability and condition of benches and advise GC. (Subsequent to meeting – John inspected benches which were power washed and now available for the Ground Committee for pick-up)

• **Pool Committee (PC)**

- Preparing for normal / traditional pool opening day on Saturday, May 23rd.
- A new main pool drain grating/cover has been purchased (2025 budget item....as reported and authorized by the Bd in September open meeting). This will be scheduled for installation ±mid-May.



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- ✖ As previously reported, purchase and installation of a drain cover was a requirement from the IDPH audit and inspection from last spring.

- Some residents have reported (end of 2025 season) their concerns about the condition of the recently resurfaced pool liner. Areas of grout flaking or peeling have been noticed. Pool Committee is aware and will schedule the contractor to inspect and perform warranty repairs prior to pool opening.
- One resident requested that the PC ensure they are instructing and training the seasonally hired pool attendants of their job responsibility to be familiar with, and understand, the pool rules and their role to monitor and enforce said rules during the hours that they are on duty. Residents in attendance and enjoying the pool are not expected to perform this function.
- The Bd cautioned pool committee to begin internal PC discussions early (now!!) about any proposal to offer and implement summer pool lessons for families of the community, if interest in such services exists. The Bd and PC want to avoid any last minute and hurried requests as opening day gets closer.
 - ✖ If lessons are desired by the community, the instructor must be licensed and bonded/insured to provide such services – per the terms of the HOA Insurance Policy.

- **Social Events Group**

- Easter Egg Hunt scheduled for March 28. Contact Jazel Aguirre for additional info or just show up.
- Next up near term...Kentucky Derby party on Saturday, May 2nd. Contact Dorothy Jarmen or Ginger for details and RSVP. Great fun and well attended last year. Everyone welcome. Contact your bookie and let's all Run for the Roses....
- Oak Creek Family Summer Bash / Pool Party tentatively scheduled for July 12th. Contact Ginger to volunteer for the largest community event all year!
- “Deck/Patio Crawl” party tentative for September...also well attended last year. Watch for more information TBD.
- Chili cook-off party tentative for November. Details TBD....
- **Watch HOA calendar, Facebook page and monthly (emailed) E-News Board Communication for details of proposed upcoming social events for 2026!**

7:50pm – General Business or New Business

- **General**

- Community Entry Monuments – report given by Linda Grahovec
 - ✖ Electricians should be on-site shortly to pull wiring and install light fixtures.
 - ✖ Monday, March 16 is tentative date for underground electrical feed to be installed to power source. ComEd to tie-in/ land e-feeds shortly thereafter.
 - ✖ Landscaping “dry stack” walls (stone curbing; weed barrier) for flower beds to begin late March/April timeframe.
- OCHOA is looking to be reimbursed for some additional legal services we paid for as part of the entry monument permitting/ROW process. The permit delay and related (legal) cost impact was caused by Kendall Cty, but reimbursement by the state looks promising.

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- ✖ Proof of payment of \$2,500 Dreyer Foote legal bill was provided by RC & Bd submitted to Hansen.
- ✖ The Bd subsequently submitted said proof to IDOT's engineering representative, Doug Keim (Sr Land Acquisition Specialist for Hansen Professional Services) who, in turn, submitted to IDOT for reimbursement. Mr. Keim is following up with this issue on our behalf.
- Concern regarding unsightly location of two telephone poles in close proximity to the monuments was mentioned. We have voiced our concern with IDOT and awaiting a response. Continuing in-house discussions and future outreach to state and county officials may be warranted and of interest by our community; more community research is required and encouraged.
- Community Survey: As proposed and reported in previous meetings, the Bd intends to distribute a survey addressing resident suggestions, desires and priorities for the allocation of funds for improvements and maintenance of existing HOA common assets.
- ***A reminder to all homeowners: Please make sure to store all garbage and recycling containers out of view (in garage or behind your house), as stated in the HOA Declarations and clarified in the Rules & Regulations (R&R Article "Property Use"(6)).***
- *The Bd will discuss (in the following Executive Session) means and methods to address and cordially notify homeowners of some common and/or frequent minor community rules violations when observed or presented to the Bd from concerned resident.*
 - ✖ *verbal or other unofficial notifications (in-person; phone; text) is always the preferred method of communication if problems are observed of, or reported by, our neighbors.*
 - ✖ *If verbal notification is unsuccessful, letter templates may be developed for common infractions, standardized for ease of writing and efficient distribution by RowCal when requested by the Bd.*
 - ✖ *Standardized templates for written notification of flagrant disregard and violation of HOA Declarations, By-Laws or Rules & Regulations may also be developed to assist this and future Bds and RowCal when warranted.*
- A request was presented to the Bd about developing and issuing an Oak Creek directory.
 - ✖ The Bd discussed but it was explained that not all residents want their personnel info (name, address, email, phone) to be made public, even if the intent is to only share with our community.
 - ✖ The Bd and RowCal cannot guarantee the security of this type of info once it is in the public (neighborhood) domain.
 - ✖ An abbreviated directory is available upon request by sending an email to the Board at - president@oakcreekyv-hoa.org.

8:10pm – Board Executive Session

- Bd adjourned to discuss previously mentioned topic

8:25pm – Motion to Adjourn

- Bd reconvened upon completion of Executive session.
- Motion/Second/Vote to adjourn meeting at this time.

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Meeting sign-in for March 9th –

BOD present:

Linda Grahovec, President
Randy Olson, Treasurer
Ginger Thayer, Director
Luke Martin, Director
John Baer, Secretary

X additional resident households attending

Name	Address
Eric + Jean Paetzel	51 Oak Creek Dr.
John Baer	41 Winding Creek
Dorothy Janner	1 Timber Court
Glenn Brommer	52 Winding Creek
George Booras	6 Fox Hill Ct
Kari Martin	31 Oak Creek

----- FYI CORNER -----

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

Section: PROPERTY USE

Item: 5. All garbage shall be kept in sanitary containers out of site from the street. (Minor Offense, Article III #11 Garbage and Refuse Disposal, OCHA-Declarations)

Please, please, please....return all emptied refuse and recycle containers to an out-of-site location on your property within a reasonable amount of time after collection.

We've got a great neighborhood here envy of many. Let's all help!

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