

Oak Creek Homeowners Association Annual Meeting Minutes 2023

01.09.2023

In attendance: Board- Ted Ergo, Tom Hytry, Linda Grahovec, Eric Paetzel, Andrew Lupole

Savannah Blottiaux-Haleas Group

Non-board homeowners- Jean Paetzel, Everett Best, Dorothy Jarman, Jim Lee, Janice Lee, John Baer, Kim Baer, Eileen Dunne, Kimberly Chisari, Gene Dunne, Eddie Martinez, Codie Martinez, Ed Grahovec, John Robinson, Ginger Thayer, Todd Worch, Jessica Worch, Missy Hauser, Chris Lemole, Dawn Lemole, Jazel Aguirre, Luis Aguirre, John & Barb Wyeth, Lea Ann & Randy Olson, Carson Booras, Jeanne Brommer, Beth Johnson, Donald Hahn, George Booras

1. Call to Order: Ted Ergo 7:00p
2. Reading of the minutes from December acknowledged by the board.
3. Communications received from outside sources- nothing to be entered, the entire board agrees. There is nothing additional to be added from Savannah (Haelas) either.
4. Report of current officers:
Tom Hytry (Treasurer & ARC)-The association ended the year with a total of \$134,673 in our accounts which is slightly larger than where we were at the start of last year.

This is after all the improvements that the association made to the clubhouse, pool and pond. The association is in good standing financially.

Eric Paetzel (Grounds)- Many great steps forward were made this year with the pond, clean-up around the neighborhood and shared areas, and so many thank you's in order to the residents who contribute their time and expertise willingly.

We were able to stay on budget with lawncare and snow removal with Dry County who has been an excellent partner to the neighborhood. We are looking forward to the continuation of old projects (the pond will begin seeding in the Spring) and new improvements as well in 2023 to our walking paths and pool area.

Linda Grahovec (ARC & Social)- Proud to report that of all 30 submissions to the ARC this past year 30/30 were unanimous decisions.

Our neighborhood socials have made a resurgence in 2022! There were approximately 55-60 at our Summer pool party/BBQ, we had a smaller crowd but great time at the Christmas/holiday gathering in the clubhouse, approximately 15-20 of us.

The social committee is definitely looking forward to an exciting 2023 with new events for all our families and welcomes your ideas!

Andrew Lupole (Secretary)- Thanks so much to the board this year and the neighborhood, I really appreciate your support in a role that is new to me, I look forward to serving the association another year!

We are working on continued better outreach to the community, that has been my main focus, whether it's posting on the existing Nextdoor App account, email blasts to the community, or the new Facebook group that has been started (32 members so far amazing and thank you), we will deliver the important information regarding the neighborhood as soon as we can, and that does include hard copy mailbox drops if necessary. Thanks for your support.

Ted Ergo (President)- Many good things for the association this year! So many thanks are given to the board and all the members of our community who donate their resources, time, effort for the pure betterment of our neighborhood, and also allows us to have this good financial standing as well, very grateful to all!

- Grown the reserves 23%
- New security cameras around the clubhouse
- New furniture in the clubhouse lobby
- New Cupolas
- New HVAC system in the clubhouse allows 25% more capacity of power
- 30% increase in clubhouse rentals for parties, events, etc.
- A banner year for the pool, everything ran so smoothly, high usage, no incidents, very minor complaints, a great team effort, and thanks to all those who come out and use the pool!
- The pond project is approximately 75% complete and on track to continue in the spring. (Grading, planting, silting)
- The RT 71 expansion is beginning soon, stay tuned for more information
- More path cleaning has to be done in our common area, in addition we have some updates to the pool and bathrooms on the way as well, exciting improvements!

5. Election of New Governing Board Members

All proxy votes collected prior to the meeting by the Secretary Andrew Lupole were handed over in a sealed envelope to Savannah (Haleas) for counting.

Savannah gives all in person attendees a ballot to fill out if they have not voted yet, those are then completed and collected. All ballots are then counted by Savannah.

Final vote count for the board: Tom Hytry 36, Ted Ergo 29, Ginger Thayer 29, Eric Paetzel 26, Todd Worch 13

The top three Tom, Ted and Ginger will join Linda and Andrew on the 5 person board.

(The new governing board meets privately to vote on assignments, Savannah (Haleas) is there as 3rd party)

All decisions were unanimous: Ted Ergo will be President, Tom Hytry will continue as Treasurer, Linda Grahovec ARC, Andrew Lupole Secretary and Ginger Thayer Board Member-Social Committee.

We'd especially like to thank Eric Paetzel for his years of service to the neighborhood on the board. We are grateful for all you've done and what you'll continue to do!

Welcome to the neighborhood and welcome to the board Ginger! We're excited to have you with us!

6.New Business- No increase in the assessment this year, decided by unanimous vote.

7.Adjournment: Ted Ergo 7:58pm