

Minutes - May 13, 2024
Oak Creek Homeowners Association
Open Board Meeting

Meeting called to order at 7:00 pm

Board Members in attendance – Linda Grahovec, Ginger Thayer, Tom Hytry, Randy Olson

Homeowners in attendance – John & Victoria Robinson, Todd Worch, Eric & Jean Paetzel, Suzanne & Nabil Fayoumi, Dorothy Jarman, Luke & Kari Martin, Gene Dunne, Ed Grahovec, Jazel & Luis Aguirre, Jessica Giese, John & Kim Baer, Jeanne Brommer – representing 12 households.

The meeting began with the approval of March 11, 2024 board meeting minutes.

Finance Report:

- 2024 Operating Financials were provided by TBG with data closing 4/30/24. Hat's off to TBG for now providing "current" information for tracking association financials in time for our meeting.
- Account Receivable balances - As of April 30th, 6 accounts with over 3 months due – 3 are being resolved now and 3 have been sent letters with late fee invoices.
- Budget verses actual expenses are tracking well and remain under \$500.
- A few homeowners are still experiencing difficulties navigating payment portal processes and requested assistance.
- TBG will provide information regarding fee structure for property closing – when available it will be posted to association website.

Architectural Review Committee:

- One new homeowner submission for home dormer repair and paint - approved.
- Inquiry as to process for a submission for a new shed request later this summer.
- Report that HOA was sent a Demand Letter from a homeowner's attorney regarding fencing. ARC had the association's counsel respond to that Demand Letter with recapping the prior ARC determination. Brief discussion occurred regarding this matter.

Clubhouse Committee:

- Rental bookings are strong for June with 4 reported by Jazel Aguirre.
- List of current rental dates are on the Community Calendar of the new HOA website, on the News & Announcements landing page – [click here for access](#).
- Pool scheduled to open Memorial Weekend – specifically on Saturday at 12 noon!
- Clubhouse Committee proposed raising rental fee to \$100 for future bookings. Approved unanimously by the Board in attendance.
- Discussion occurred regarding \$250 deposit fee and clubhouse cleaning fee.
- Nabil Fayoumi, on the clubhouse committee, will maintain clubhouse supplies inventory needs.

Grounds Committee:

- Gene Dunne presented that the walking path will be sprayed soon.
- Pond wildflowers are coming in slowly.

- Chemical treatment of pond is working.
- Few issues were reported with pond bubbler and lights that need to be addressed – Ed, Gene and George Booras taking action to order a replacement part and then reinstall.
- Tennis courts – new pickle ball lines and tennis line touch up coming soon. Need to finish filling cracks and power washing the surface first – which is all being done by volunteers.
- Brush pickup per Oswego Township will begin 5/20. Path – cleanup/tree removal – item for grounds to add to next year’s budget proposal.
- Bushes being removed and mulch application by clubhouse will be scheduled soon.

Pool Committee:

- AquaGuard – pool rehab and DiamondBrite resurfacing nearing completion with spectacular results and on time! Pool scheduled to open Saturday, 5/25 at noon.
- Pool Splash Summer Bash Party 6/2/2024 from 1-4pm (see Social below as well)
- Pool Rules/Hours will be posted on website and distributed via email communication.
- Pool Committee Proposal with this years hours and rules update – Proposed Pool Rental Fee increased to \$100 – Approved unanimously by the Board in attendance.
- Big thanks from the Board to the pool committee members for all their efforts and planning with the entire community in mind towards a great 2024 Pool Season!!!

Social Committee:

- Ginger issued thanks and congrats to all on the social committee for the successful events held this year and planning of upcoming events in her absence.
- Pool Splash Summer Bash is June 2nd from 1-4pm and is posted to our Facebook page.

Assessment Committee:

- Randy Olson requested additional volunteers for this committee but will be finalized by the next meeting in July.
- Critical operational and reserve funding options will be on the table that need to be addressed. Any proposed assessment change will need to be voted upon at next annual meeting in January of 2025

Other Business:

- New Website – Naperville Central HS student participation has been a great help! The site is almost done and the official ‘go live’ will be in June but the site is available now to view - [Click Here](#) for new site with Governing Docs, FAQ’s & Community Calendar.
- All positive feedback regarding the new websites progress as well as the monthly communication that is being sent to 67 of 69 homeowners with email addresses (97%).
- Brief discussion concerning Route 71 progress and regarding damage by Nicor, ComEd, Comcast, etc.

The Board moved to executive session at 8:13 to discuss a violation form submitted by a homeowner.

The Board returned to the open meeting.

Randy exchanged direct contact information for TBG with a few homeowners to facilitate their association account management. Linda, Ginger and Tom thanked all homeowners that attended and participated in the meeting. We all look forward to a great summer.

Meeting adjourned at 8:28pm.