

## **Oak Creek Homeowners' Association Meeting**

**Date: 03/26/2008**

**The meeting was called to order at 7:04 P.M.**

### **Homeowners' Annual Meeting Minutes**

Meeting was held at Orange Township Hall. It was called to order at 7:04 p.m. by Scott Clifton, President. After a welcome and introduction of trustees and officers, the following topics were covered:

#### **1. Election of 2008 Trustees:**

The candidates were: Scott Clifton, Bruce Kullberg, Brian Clary and Dave Cherry. After individuals expressed their positions and what they'd like to accomplish if elected, balloting began. After the reports, the results were announced: Dave Cherry, Scott Clifton, and Bruce Kullberg are the trustees for 2008.

#### **2. Reports:**

**a. Grounds Maintenance:** Brian Steyer advised that fountains needed repaired or replaced for which he is getting estimates. Some fencing needs repaired. We are looking into cost of dredging 2 of the 3 ponds. Gloria Gaskey noted that there are still 15 trees yet to be planted. The wet weather has been the major factor in completion of the project along with the death of the owner of Wyatt Tree Service.

**b. Treasurer:** Glen Tooman, after 4 years of service is resigning from the position. After congratulating and thanking everyone for their service, he noted the following:

- i. Taxes were filed and paid when due on 3/15/08.
- ii. 85 unpaid dues as of 2/29/08 as compared to 82 as of 2/28/07.
- iii. Year ending 12/31/07: \$3,379.31 less than budgeted was expensed for 2007.
- iv. 2/29/08 account balance was \$58,236.08 as compared to 2/28/07 of \$44,405.77. Balance is \$13,830.31 higher only because the expenses (that need to be paid) were not billed by 2/29/08.
- v. Current number of liens: 5

#### **c. Complaints:**

Several residents questioned the deed restriction enforcement. It was explained that it sometimes takes only a letter of notification to a resident to correct a situation while other times it takes a long process leading to and filing of a law suit. The Association is cognizant of balancing the cost of suing and the responsibility to be cost efficient with the Association's funds. Successes, suits filed, suits won, and continued problem issues were discussed.

Four residents expressed an interest in forming a committee to monitor and report deed restriction violations to the trustees. Any and all residents were and are always invited to

report deed restriction violations. However, there is a procedure to follow: Simply contact trustees by e-mail through the web-site; give the address of the property, name of the property owner if known, and describe suspected violation; and leave your name, address, phone number(s) and e-mail. Alleged violation will be investigated and if indeed a violation, trustees will begin to take action(s) to correct it. The action(s) have a progression that start with a letter or written notification and could go as far as filing of a law suit by the Association.

It was also stated that (1.) some complaints are township violations and the resident must write to Dick Gladman at Orange Township and (2.) any resident can act and file a suit on his/her own.

**3. Adjourned at 8:42 p.m.**