

OAK CREEK ASSOCIATION
Homeowners' Meeting Minutes
July 22, 2003

The Oak Creek Board of Trustees met with the Oak Creek Home Owners on July 22, 2003 at the Orange Township Hall.

The following Trustees and Officers were present:

Scott Clifton, President & Trustee
Gloria A. Gaskey, Trustee
John Oreskovich, Trustee
Randy Green, Treasurer
Lou Ann Shy, Secretary
Absent: Brian Steyer, VP, Grounds & Maintenance

The following agenda items were discussed:

INTRODUCTIONS:

Officers and Trustees introduced themselves.
Another meeting will be set in four months.

TREASURER'S REPORT:

95% of all the current dues were collected.
Current expenses are on target.
Variance due to legal bills for interpretation of rules and regulations. Legal assistance required for road widening issues. Letters prepared for deed restriction violations.
New line items in next year budget.
Send suggestions to P.O. Box 626, Lewis Center, Ohio 43035-9626

ANNEXATION ISSUES - Mike Prosey - Oak Creek East President:

Annexation of the corner of Old State and East Powell into Columbus.
Land was purchased by Coughlin. Not sure what is going on the corner.
Anything annexed to Columbus is automatically initially zoned rural. The developer positions for the kind of zoning needed to meet their needs.
Petitions to be sent to Columbus City Council to zone property as single-family residential.
Developer to make an application for zoning and attend the Building Department and Far North Columbus Civic Association meetings to explain their application. We need the assistance of Prestwick Commons residents with the rezoning because they are located in Columbus. May want to attend Far North Columbus Coalition who meet the first Tuesday of every month.
Mary O'Shaunessey's Office is getting stricter on zoning.
Development puts burden on Delaware County services.

September is the earliest meeting that the Far North Columbus Coalition (FNCCA) can meet to discuss the application for rezoning.
Contact Mike at www.oakcreekeast.org

WIDENING OF OLD STATE AND EAST POWELL ROADS:

Four way traffic light is going in the intersection.
Four lanes will be constructed.
AEP relocating light posts and they will be located at white fence.
Delaware wants the project done by winter.
Light at Cameron will not be put in until apartment complex fixes entrances. This probably won't happen.

INTRODUCTION OF KRIS JORDON - DELAWARE COUNTY COMMISSIONER:

Lives in High Meadows sub development in Orange Township.
Discussed county lines and taxes related to services.
It is suggested that the Delaware County Engineer be contacted to request that the speed limit be lowered from 45 to 35 on East Powell Road.

GROUNDS & MAINTENANCE:

Pond treatments have begun with two administered to date.
Ponds are scheduled for 8 annual treatments with a 9th only if needed.
Association to convene a pond committee.
Pond committee will come up with options to take care of ponds - Brian will chair.
Ponds are for retention purposes only.
We do not want to own the pond by the school due to liability reasons and maintenance reasons.
Committee sign up at the meeting.

DEED RESTRICTIONS:

Deed restrictions are slightly different for each phase.
Good for 30 days.
Every homeowner can enforce restrictions.
Send complaints to P.O. Box or E-mail address with the name, address, phone number, and property with alleged deed restriction and nature of violation.
Board will keep confidential unless lawsuit.

OPEN DISCUSSION:

Cleanup at Oak Creek Center.
Trees may be planted in courts according to Gloria Gaskey who spoke with the Orange Township trustees at the April Township meeting and was told it was perfectly fine to plant trees in the court.

There are no restrictions for this. A landscape committee will meet with residents in each court to decide on the kind of trees and who will water them.

Adjourn - About 18 homeowners attended.