

Date: 11/15/2006

A. Welcome & Introduction of Trustees and Officers:

Gloria Gaskey, TTE / President
Bruce Kullberg, TTE / V.P., Communication & Public Relations
Brian Clary, TTE / V.P., Administration
Brian Steyer, V.P., Operations
Glen Tooman, Treasurer
Donna Lehner, Secretary

B. 2006 Accomplishments & Updates:

1. A new aerator was installed in the South Pond this Spring.
2. Through the persistence of Bruce Kullberg, Delaware County installed a "Sedona Dr." street sign at E. Powell Road. Even though there was a street sign prior to the widening of E. Powell, the County did not initially see a need to replace it.
3. As weather permits, the fencing around the development is being power washed. Fence post caps are also being replaced as needed.
4. Also, as weather permits, 44 trees are being planted along S. Old State in an attempt to provide some screening.
5. OCA entered into negotiations and secured an agreement with the developer of the shopping strip center on S. Old State, east side, just north of Candlelite Dr., to pay the Association for 12, 8-10 foot Norway Spruce trees to be planted in the easement directly across from the center. The strip mall is expected to break ground in Spring of 2007.
6. Oak Creek Dr. is scheduled to be repaved in 2007.
7. The yellow house at 8924 S. Old State, north of the car wash, is being rezoned to allow for the Animal Hospital of Polaris to relocate from the east side of the street and to raze and construct a new building. Since 2 (two) years remain on the lease in the shopping center, the house will be rented in the interim. There will be no outside dog runs or kennels and no boarding of animals.
8. The beige house with turquoise shutters at 8814 S. Old State, zoned as residential/agricultural, is being modified to allow for an in-home business. The tenant is to operate an in-home pet grooming business. There are to be no outside dog runs or kennels and no boarding of animals. If the tenant does not reside in the home, the township will shut-down the business.
9. Owners of the vacant lot on Sedona Ct. have applied to have the lot rezoned from residential/agricultural to single family. The owners want Schumacher Homes to build a two-story on the property. The home will be added to the Oak Creek Association, Inc. and will be governed by the deed restrictions of Phase 6 including the payment of dues.
10. Bids were obtained for pond and fountain service and contracts are in place for 2007.
11. The current contract for lawn mowing runs for one more year.
12. The U.S. Mailbox on Oak Creek Drive will be moved closer to E. Powell Road.

C. 2007 Budget:

The discussion was led by Gloria & Glen as printed in the newsletter. Dues for 2007 will be \$125.00. Invoices will be mailed in January and payment is due by 2/1/2007 and late

fees will be applied after 3/31/2007. If payment is not received by 7/31/2007, certified letters are sent notifying of the Association's intent to place a lien on the property. After that point, in addition to the dues of \$125.00, lien and legal fees totaling \$550.00 will be due. We have 6 (six) liens outstanding on properties in the development. We have collected all dues for last year and the year prior. We have collected \$1,600.00 this year for transfer fees from houses that were sold. The total operating expenses for 2007 is \$48,495.00. In addition to check or money order, payment of dues can be made on the internet (www.oakcreekassociation.com) via e-check or by credit card through PayPal.

D. Discussion Items:

- Everyone benefits from retention ponds - part of flood control.
- Unattractive gas lines in the easement areas: This is still being investigated. Brian S. will call Columbia and Suburban Gas to discuss options regarding burying etc., of the posts. Brian S. will ask them what other communities have.
- Interest was expressed regarding increasing annual dues significantly to raise money for improvements that would solely add aesthetic value to the neighborhood.
- Concern was raised about residents not cleaning out the street gutters in front of their house and weeds grow in them. Also discussed, was the issue of neighbors who do not treat their lawns.
- Concern was also voiced about a neighbor flying a "shredded" flag. Gloria will write a letter and ask them to remove it.
- Concern was voiced about a neighbor having too high of a fence, using cinder blocks around flower beds and parking too many vehicles at and near their house.

E. Annual Election of Trustees at the next Homeowners' Meeting:

Date: March 28, 2007

Anyone interested in running for Trustee to notify the Board in advance of the Homeowners' meeting so that their name(s) can be placed on the ballot.

F. Meeting Adjourned at 8:17 PM.