

Oak Creek Association, Inc.
Homeowner's Meeting Minutes
Thursday, March 24, 2016 @ Orange Township Hall

- 1. Welcome and Introductions.** It was a pleasure to welcome 13 new residents to the meeting. Followed by Introduction of candidates for Trustee. There were no floor nominations or write-ins.
- 2. Business:** Dues Income/Expense Status was delivered by, Randy Green, Treasurer. The annual budget is about \$60,000. The dues are \$150 for 2016 and have not been increased since 2010. We have collected 85% of the dues for 2016.
- 3. Balloting and Counting—Ballots** were counted and recorded by Randy Green. Trustees Gloria Gaskey, Nelson Katz, and Edward Zirkle were re-elected.
- 4. Open Discussion:**

South Old State Update— We are currently in negotiations with the representative of Delaware County, Heritage Land Services, LLC. Appraisals were completed in August. The appraisals and offers for Association trees and landscaping, fencing, stone edging, and easements on individual parcels have been presented to the Association between October and January. After much discussion and consideration, a parcel-by-parcel counteroffer was forwarded to Heritage Land Services on March 1, 2016.

Actual construction is not likely to begin until late this fall and hopefully be completed by winter of 2017. The first thing you will notice is the removal of the 3-rail vinyl fence and trees along S. Old State so that the utilities can be moved. There should not be any interruption in our utility services. Traffic will be maintained throughout the duration of the project, with the exception of some possible short-term closures at some of the intersections. Exactly when those will be will be determined once construction begins. They will have signage and message boards to give us plenty of notice.

Deed Restrictions: Nelson discussed the procedure for bringing a violation to the attention of the trustees. A pass-out was also made

available.

Outstanding township complaints: Nelson has been following up on requests made in November. The disabled cars have been removed from behind Wholly Joes. ODOT has the Cameron pothole repair work on its schedule.

Town Center Project: Nelson noted that Orange Township approved the Evans Farm rezoning of 554 acres for an “Orange Township Town Center” Project. It will encompass property from Lewis Center Road north to Shanahan and North Road east to Alum Creek Park. It will be a “walking community” and include shopping, a YMCA and ball fields.

Electric Aggregation Program—A resident can unenroll by calling AEP Energy at 1-877-726-0214. You can also contact the township’s consultant on this deal, Scott Belcastro from Trebel, LLC. His number is: 1-877-861-2772.

Speeding, Dogs, and Ducks—Ed brought to our attention the increase in the Canada Geese population and solicited additional ideas for control. He is researching the problem.

Also, asking neighbors to assist in control of pets. See something, say something with respect to a dog being on a leash and owner clean up after the pet.

Speeding is a problem on Sedona Drive and Oak Creek Drive. Ed and Nelson are looking into some ideas presented by residents such as a permanent sign under speed limit showing the speed at which a vehicle is traveling or a movable speed sign. Nelson will contact the Township and Sheriff for suggestions and what they can offer in addition to traffic trailer, speed study, and police monitoring.

5. Adjourned at 8:15 p.m.