

Oak Creek Association, Inc.
Homeowner's Meeting Minutes
Thursday, March 26, 2015 @ Orange Township Hall

1. Welcome and Introductions

2. Business: Dues Income/Expense Status, Randy Green, Treasurer

3. Questions were taken from the floor prior to the scheduled open discussion.

- One resident brought several problem properties to our attention for monitoring once the growing season starts and one property with a parked vehicle with expired tags. The trustees will investigate and follow through.
- A question was raised for the status of the Imprelis Claim. Gloria explained that the claim has been completed and final settlement payment received. Replacing some dead trees will begin in late April while others will be delayed pending a design change due to the number of trees removed and the anticipated impact by construction.
- What are improvement plans for 2015—will be minimal due to the pending construction. We will be edging and mulching the perimeter and common areas of the development.
- We were asked about the replacement of street post/signs at Sedona Dr./Sedona Ct./Clarksdale which was taken out by a snowplow. Gloria contacted the Orange Township Maintenance Department on Monday (3/23) and by Thursday (3/26) the township had installed a new post. Brian Steyer will be installing the vinyl sleeve and signs as soon as possible.

4. Introduction of Candidates for Trustee:

- a. Gloria Gaskey, qualifications, duties
- b. Nelson Katz, qualifications, duties
- c. Edward Zirkle, qualifications
- d. No nominations from the floor

5. **Balloting and Counting—Ballots** were counted and recorded by Randy Green

6. **Open Discussion while ballots counted**

- a. **Bike Path Status** the Powell Road Trail is almost complete. The project included a ten foot wide, multi-use trail on the north side of Powell Road. Construction stops short of the corner at East Powell and South Old State Road, where this trail will eventually connect with the one coming down South Old State Road after the South Old State Road Widening. All construction took place within the right-of-way for Powell Road. The project consisted of excavation, stone, asphalt, sidewalk extensions, ADA curb cuts, storm piping, drainage, signage and seeding. Since the project ended late in the winter season, straw was temporarily used in place of seed and grass. Seeding will take place later this spring or early summer. As part of the criteria for the winning bid, the contractor is obligated to establish proper drainage, grade the area around the trail and establish seeding. To “establish” means that the contractor must ensure that the drainage is operating properly and the seeding is actually taking hold and grass is re-established before considering the project complete.
- b. **South Old State Update**—Ryan Mraz, Chief Engineer, Delaware County Engineer’s Office reported to Nelson Katz that the Right of Way negotiations will begin sometime after May, 2015. Appraisers are getting assembled at this time. Actual construction is not likely to begin until late fall of 2016 with an anticipated completion date of winter, 2017. Traffic will be maintained throughout the duration of the project, with the exception of some possible short-term closures at some of the intersections. Residents are asked to be in touch with OCA to coordinate said negotiations. OCA monuments, beds, trees, fences, etc. will be substantially impacted.
- c. **Electric Aggregation Program**—Orange Township is providing an opportunity to join with other residents to save money on the electric you use. Savings are possible through a concept called government aggregation, where Township officials bring together citizens to gain group-buying power. Township voters approved the program in November, 2014. The Public Utilities Commission of Ohio (PUCO) has certified the program and the Township is currently getting bids for the electric service. Details will be sent to residents and small business owners, including terms and conditions of the program, in the next 50-60 days. Once enrolled, residents will be given 21 days

grace to opt out. After the 21 day trial, the electric service switch will be made the following billing cycle. If you are unhappy, there is no early termination fee.

- d. **Rumpke**—A new contract with Orange Township took effect February 1, 2015. The new monthly rate is \$12.95. There is a seniors discount for those over age 62 of 10%. Contact Rumpke and provide a copy of your drivers license. Yard waste will now be picked up by the same crew that picks up trash instead of a separate crew. Residents will continue to receive 18-gallon recycling bins at not cost. You can pick up a recycle bin at the Orange Township Hall.
- e. **3-way Stop Sign at Paulden**--It was suggested by a Resident to stem speeding traffic on Sedona Drive. Resident was referred to Orange Township trustees.

7. Announcement of Election Results: Trustees elected were Gloria Gaskey, Nelson Katz, and Edward Zirkle.

8. Adjourned at 8:30 p.m.