

Minutes
Oak Creek Homeowners Association
Architectural Control Committee
November 4, 2001

1. Reminder

- a. Approval by the Architectural Control Committee (ACC) is required before any homeowner makes exterior changes to their property.
- b. Protocol for getting approval:
 1. Submit proposal and sample of material to ACC.
 2. ACC will review.
 3. Approve or reject notice will be sent in writing to homeowner.
- c. Emergency requests will be honored in a timely fashion.
- d. ACC members listed in last newsletter.

2. Roofing

- a. The following recommendation to amend the CCRs has been made by the ACC:

The Oak Creek Architectural Control Committee (ACC) and members of the Oak Creek Homeowners Association have amended the Declaration of Oak Creek PUD Protective Covenants, Article I Item 16 in recorded number 587365-17, book 2092, page 527, and the Declaration of Oak Creek Estates (Phase 2 Oak Creek P.U.D.) Protective Covenants, Article I Item 16 in Book 2315 Page 1404, to include the following:

1. Roofing material may be cedar shingle or shake.

2. Roofing material may be:

Style: Presidential or Presidential-TL Shake or equivalent architectural asphalt-based shingles.

Straight tab system is not allowed.

Fire Rating: Class A

Warranty: 40 year transferable.

Colors: Only earth tones that resemble cedar, to be reviewed by ACC. White or any bright colors not allowed.

3. ACC will consider other materials if complete specifications and samples are provided and they substantially conform to the character, color and appearance of the above-approved roofing materials.

- b. Local examples of Presidential Shake Shingles
 - 20 Partridge
 - 24 Partridge

Directions: Stephenson to 35th and Walking Woods, left on Walking Wood, left on Partridge.

- c. Informational Websites: www.certainteed.com (Presidential Shake and Presidential TL)

3. Siding and Windows

- a. No action taken at meeting.

4. Clarifications

- a. CC&Rs distributed by Patti Fowler incorrect

1. Old (incorrect): Declaration of Oak Creek PUD Protective Covenants Book 2051 Page 2222 (1987).
2. New (correct): Declaration of Oak Creek PUD Protective Covenants Book 2092 Page 527 recorded number 587365-17 (1988).
3. Differences: #2 establishes yearly dues, otherwise identical.

Article II, Item 9: Maintenance

The Declarant shall appoint 1 homeowner to supervise the upkeep of the entrance and burm areas and collect the annual fees as described below. This initial appointment shall commence on Jan 1 1989 and run to December 31, 1989.

Upon expiration of his her, the initially appointed homeowner and subsequent appointees shall appoint a successor to supervise maintenance and fee collection upon the expiration of their individual terms. The annual fee dues shall be \$50 per lot, to increase a maximum of 5% annually. Homeowners shall be notified of any changes in these conditions within 10 days of enactment.

Annual dues shall be paid during the month of January each year to the homeowner in charge of maintenance. Dues delinquent past January of each year shall become a lien on the individual property in question and shall accrue interest at the rate of 18% per annum plus lien fees. Copies available on request.

5. Next Meeting

- a. Sunday November 18, 2001 4:00 pm 2901 SW Vesta.
- b. Agenda: Vote on proposed roofing amendment.
No action on siding or windows.
- c. Sorry about the last minute distribution of minutes. I am busy!!!
- d. As of yet, legal review of the proposed amendment has not occurred. The proposal seems quite clear to me, so I question the need for review.
- e. If you cannot make the meeting, we will likely canvas the neighborhood, as a majority vote is required.
- f. Does anyone have a paper trail that chronicles the history of the Oak Creek PUD bylaws and CC&R's? A few details seem to be missing, and I would greatly appreciate filling in the gaps.

Happy Turkey Day!! Elizabeth Donohue 245-8394

Oak Creek Homeowners Association Meeting

Annual meeting minutes

October 21, 2001

The annual meeting was well attended, and many thoughtful and provocative ideas were discussed. The following agenda items were noted:

I. Election of Officers

President – Elizabeth Donohue 2901 SW Vesta, phone 245-8394

Vice President – Lori Meuser 11426 Oak Creek

Secretary – No volunteer

Treasurer – No volunteer, John Thompson 2828 SW Vesta has graciously agreed to continue.

II. Maintenance of common areas

Current: Yearly maintenance of property abutting 27th and Stephenson
Local youth mows greenspace

Issues: Maintenance inadequate and labor intensive when done on yearly basis
Monument spaces are not maintained with Association money

Soln: Vice President will manage this issue
Consider quarterly maintenance
Preliminary estimates reveal about equal cost for quarterly vs. yearly

III. CC&R's

Our original CC&Rs were written more than 15 years ago. As new materials continue to emerge and industry standards change, the covenants have become more antiquated. All members agreed that now is a good time for critical review of these documents.

1. Resurrection of Architectural Control Committee (ACC)

a. We agreed that the Architectural Control Committee (ACC) should be reinstated.

b. The ACC members will have full authority meted to them by the current covenant.

1. Homeowners to submit in writing any project that affects the exterior appearance of the homes in this neighborhood.

2. ACC will research and recommend changing CC&Rs with regards to roofing, siding, and window materials.

c. Architectural Control Committee Members

1. Janine Blatt 11639 SW 28th Place

2. Kathryn Alvey 11741 SW 29th Place

3. David Amonson 3032 SW Vesta Street

4. Steve Smith 11516 SW Oak Creek Drive

5. Don DeSota 3035 SW Vesta Street

We should all thank these members for volunteering their precious time for our neighborhood.

As President, I would also point out that the reinstitution of the ACC is not meant to be confrontational or restrictive. Rather, it is meant to facilitate the maintenance of functional CC&R's.

2. Roofing, Siding, and Windows

a. Roofing


1. Cedar shakes quality and safety concerns.
2. Many felt that composition products should be considered.
3. Composite materials samples displayed.
4. Sample of covenant amendments re roofing materials from similar neighborhoods was distributed for review (copies available).
5. More research will be performed by ACC.
6. Recommendations will be proposed at the ACC meeting.
7. For specific concerns, please contact ACC members Alvey, Amonson, or Blatt prior to ACC meeting.
- b. Siding and windows
 1. LP siding in Oak Creek Estates needs replacement.
 2. Current windows not industry standard.
 3. More research will be performed by ACC.
 4. Recommendations will be proposed at the ACC meeting.
 5. For specific concerns, please contact ACC members Smith (siding) and DeSoto (windows) prior to ACC meeting.
3. ACC Meeting
 - a. November 4, 4pm, at 2901 SW Vesta Street.
 - b. Research and recommendations will be presented.
 - c. Proposed amendments to current CC&Rs will be drafted.
 - d. Proposed amendments to be reviewed by lawyer.
 - e. Proposed amendments will be distributed for general review prior to next Association meeting.
 - f. Proposed amendment on roofing will be put to a vote at next Association meeting.
 - g. Proposed amendments on siding and windows will be open for discussion, and if participants satisfied with extent of research, may be put to a vote at the next Association meeting.
 - h. If approved, amendments will be filed with the County.

IV. Miscellaneous

1. Dues
 - a. Annual dues are \$50 per home, made out to Oak Creek Homeowners Asstn.
 - b. Failure to pay will result in lien on home.
 - c. Mail or drop off to John Thompson, 2828 SW Vesta by November 18.
2. Exterior Change request
 - a. Elizabeth Donohue requests to put entry door into garage.
 - b. Location: left side of garage near door facing Agon's home.
 - c. Request granted.
3. Noise level
 - a. Many have children that go to bed early
 - b. Please be respectful of neighborhood noise
 - c. City ordinance quiet time: 10pm – 7 am

V. Next Oak Creek Homeowners Association Meeting

1. Sunday November 18, 4:00 pm, my home 2901 SW Vesta Street.
2. Agenda: Vote on proposed amendment to current CC&Rs.
Discussion of windows and siding; possible vote.

Elizabeth K. Donohue


<p style="text-align: center;">OAK CREEK HOMEOWNERS ASSOCIATION MEETING</p>
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September 14, 2001

7:00 PM

2828 SW Vesta

Our annual meeting is scheduled for Friday, September 14, 2001 at 7:00 pm in my home (SW Vesta). The agenda includes:

- * Election of Officers
- * Discussion of the Association's response to David and Mary Amonson's proposal to change the CC&R's for roofing materials in our neighborhood. (Proposal attached for your reference).
- * Proposal to engage a landscape service on a scheduled basis for care of the common property along Stephenson Street.
- * Other Issues

Please plan to attend as the issues above are important to the entire neighborhood and we value your input. If you have additional issues you would like to discuss, please feel free to call me (John Thompson 293-6311).

Elisabeth Donohue (2901 SW Vesta) has volunteered to serve as President of our association. Our by-laws also provide for the positions of Vice-President, Secretary, and Treasurer. Volunteers are needed for these positions.

David & Mary Amonson (3032 SW Vesta) have distributed a proposal to modify the Association's CC&R's to allow alternative roofing materials to be used in the neighborhood. We hope to discuss alternative materials available for roofing with the intention of providing a response as an association to the Amonson's proposal.

Attached you will find a packet (put together by Patti Fowler just before she moved from the neighborhood) that contains copies of the CC&R's and the Bylaws for your convenience.

Dues Reminder

Annual neighborhood dues are \$50 per home. Checks should be made payable to the Oak Creek Homeowners Association. . Payment can either be mailed or dropped off at my home. Once a new treasurer is identified all records will be transferred to him or her.

Thank you. I look forward to seeing you at the meeting.