

II. Meeting Agenda

August 14, 2025

Oak Creek Club Homeowners Association
Board of Directors Virtual Board Meeting
Thursday, August 14, 2025 @ 6:30 pm
Upper Marlboro MD, 20774

Board Meeting Agenda

- 6:30 pm I. Call to Order
- 6:31-6:33 II. Certification of Board Quorum
- 6:34-6:35 III. Explanation of Virtual Meeting Protocol/Agenda Order (CAMP)
- 6:36-6:40 IV. Approval of Board Meeting Minutes **(Tab 1)**
1. Draft Board Meeting Minutes 6-10-25
2. Draft Town Hall Meeting Minutes 7-8-25
- 6:41-6:55 VI. Management Report **(Tab 2)**
- Action/Update 1. Welcome Courtney Spalding (New Covenants Administrator) and TaShawn Andrews on Maternity Leave.
2. Pond/Fountain Repairs/Update.
3. Third Party Pool Inspection Results.
4. Update regarding Main Entrance Resident gate.
5. Survey for Holiday Party Results (Social Committee report).
6. Status of Safety Bollard damage on Mary Bowie Pkwy.
7. Successful National Night Out 8-5-25 and Oak Creek Day 7-12-25.
8. Draft 2026 Budget Gameplan.
9. Internal CRM (Monday.com) used by Management Office.
10. Newsletter Summary 8-7-25 provided by CAMP.
- 6:56-6:59 VIII. Covenants Report **(Tab 3)**
- 7:00-7:10 IX. Consent Agenda: **(Tab 4)**
1. Elections Committee – Annual Meeting Notice Call for Candidates Mailout
2. Committee Volunteer Forms
3. CD maturity on 7-31-25
- 7:11-7:31 VII. Committee Reports and Meeting Minutes **(Tab 5)**
- 7:32-7:37 VIII. Old Business **(Tab 6)**
1. Landscaping RFP status update

2. District Council Preliminary Notice of Conditional Zoning Approval (Land Swap)

7:38-7:53 IX. New Business (**Tab 7**)

1. Bolin Terrace Gate Proposals
2. Procurement Committee Charter
3. Committee Volunteer Form (Access Control)
4. Proposals for Sand Filter for Pool
5. 2024 Draft Audit
6. Tot Lots Inspection Report by Playground Patrol 8-6-25

7:54-8:14 X. Resident Forum (20mins)

8:15 pm XI. Adjourn
Next **Board** Meeting: 9-9-25

8:16 pm I. Executive/Closed Session – **Board Only (Tab 8)**

- Action/Update
- Architectural Application (Acct# **R0297272L0251742**)
 - Fence repair request (Acct# **R0580195L0424107**)