

### **III. Meeting Agenda**

**April 8, 2025**

#### **Oak Creek Club Homeowners Association**

**Board of Directors Virtual Board Meeting**

**Tuesday, April 8, 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  |               |   |
| 6:34-6:36     | III. Explanation of Virtual Meeting Protocol/Agenda Order and Zoom meeting recording for Meeting taking purposes only (CAMP)   |               |   |
| 6:37-6:47     | IV. Approval of Board Meeting Minutes <b>(Tab 1)</b> <ul style="list-style-type: none"><li>1. Draft Board Meeting Minutes 1-14-25</li><li>2. Draft Board Strategic Planning Session 2-11-25</li><li>3. Draft Town Hall Meeting 3-11-25</li></ul>   |               |   |
| 6:48-7:00     | V. Management Report <b>(Tab 2)</b><br><br><table border="0"><tr><td>Action/Update</td><td><ul style="list-style-type: none"><li>1. DMV Gates Service Calls</li><li>2. The Potential of food provided by The Grove this pool season</li><li>3. Additional Cellgate profiles</li><li>4. Financial Review of FY2025 Budget</li><li>5. CD maturity date of 4/30/25 in the amount of \$100,000</li></ul></td></tr></table>   | Action/Update | <ul style="list-style-type: none"><li>1. DMV Gates Service Calls</li><li>2. The Potential of food provided by The Grove this pool season</li><li>3. Additional Cellgate profiles</li><li>4. Financial Review of FY2025 Budget</li><li>5. CD maturity date of 4/30/25 in the amount of \$100,000</li></ul> |
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| 7:01-7:03     | VI. Committee Reports and Meeting Minutes <b>(Tab 3)</b>   |               |   |
| 7:04-7:14     | VII. Maturing Investment(s) Memo <b>(Tab 4)</b>  |               |   |
| 7:15-7:17     | VIII. Covenants Report <b>(Tab 5)</b>  |               |   |
| 7:18-7:28     | IX. Consent Agenda: <b>(Tab 6)</b> <ul style="list-style-type: none"><li>1. February 21, 2025, snow removal invoices from McFall and Berry.</li><li>2. February 21, 2025, renewal Agreement for JC Building Maintenance for FY2025.</li><li>3. February 21, 2025, Winter services proposal from Paradise Pool Services, LLC.</li><li>4. February 21, 2025, McFall and Berry landscaping contract for the FY2025.</li><li>5. February 21, 2025, Maturing Investments 2/26/2025 and 3/5/2025.</li><li>6. February 21, 2025, Association's legal counsel – Land Swap on March 5, 2025</li></ul> |               |   |
| 7:29-7:33     | X. Old Business <b>(Tab 7)</b> <ul style="list-style-type: none"><li>1. Land Swap Update ZHE on 3-26-25 (Suzann King and CAMP)</li><li>2. Oak Grove Road Construction – Update (CAMP)</li></ul>  |               |   |

7:34-8:05      XI. New Business (**Tab 8**)

1. Estimate for Resident Gate Signage
2. Selection of Pool Management Vendor 2025
3. Pool Furniture Replacement Proposals
4. Safety Bollard at Clubhouse Exit
5. Tennis Court Repair
6. Estimates RE: Meeting Recording (Minute Taking) Vendors
7. Bleak Hill Place Streetlight
8. Catering Proposal for Oak Creek Day
9. Resolution to add Board business components to future  
Town Hall meetings to vote on urgent matters

8:06-8:26      XII. Resident Forum (20mins)

8:27 pm      XIII. Adjourn

Next **Town Hall** Meeting: 5-13-25  
Next **Board Meeting**: 6-10-25

8:30 pm      I. Executive/Closed Session – **Board Only (Tab 9)**

Action/Update

1. Legal Matter - Incident on 2-6-25 involving Amazon Driver
2. Executive Session Acct.# R0379173L0316386
3. Delinquent accounts