

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

January 24, 2006

AT Eola Community Center

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, January 24, 2006 meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:00 P.M. by President Jonathan Lack at the Eola Center. A quorum of the Board was present. Erika Goerich called the Roll. The following Board Members were in attendance:

Absent	Present	Board Member	Board Title
	x	Jonathan Lack	Director/President
	x	Gary Grissinger	Director
	x	Erika Goerich	Director/Secretary
x		Scott Swing	Director/Treasurer
	x	Claudia Schmidt	Director
	x	Connie Gallagher	Director/Vice President
	x	Phil Hansen	Director
	x	Mike Baum	Baum Property
	x	Tina Straits	Baum Property

Guests:

The following Neighborhood Representatives were in attendance:

Ashbrook

Julie Rodriguez
Open 330 Pinecrest Ct.

Mayfair

Bill Poppe* 2885 Carriage Way
Bob Dixon 2721 Asbury Dr.
Joe Babcock 30 Richmond Lane

Aspen

Sue Ellen Gerchman 145 Alderwood
Charlotte 2908 Aspen Ct.
Dockstader*

Stanfield

Lewis Bullock* 2765 Carriageway

Open position
Open position

Autumn Meadows

Pat Haugen* 2207 Beaumont Ct

Summerfield

Debbie Beaty 284 Meadowview Lane

Open position
Open position

Debbie Basak 308 Foxworth Ct.
Open position

Breckenridge

Lynn Minnis 2431 Millington
Ct.
Mike Chovancak* 250 Millington Ln
Open position

The Woods

Kim Karas 21 Norfolk Ct.
Matt Boehnke 4 Westmoor Ct.
Duane Pifko 80 Forestview Lane

Carriage Estates

Karyn Mrozek 2697 Carriage Way
Barb Garitty 2664 Carriage Way

Wild Meadows

Matt Tomy 3118 Wild Meadow Ln.
Steve Bosco* 3123 Wild Meadow Ln.

Open Position

Open position

Inverness

Doug Glenger* 645 Waterbury Dr.
Rick Mervine* 690 Waterbury Dr.
Dennis Egan* 660 Waterbury Dr.
Andy Robertson 2361 Inverness Ct.
Rich Mayer 2355 Waterbury Cr

Multi-Family Neighborhoods
Autumn Lakes Condo Assn.

Ron Joyce, President 3124 Autumn Lakes Dr.

Country Homes of Oakhurst Assn.

Julie Schroeder* 3065 Anton

Heather Glen Assn.

Jeff Rutan* c/o Baum Property-
Loree King- Manager

The Townes of Oakhurst Homeowners Assn.

Jo Fredell Higgins, President 112 Cammeron Ct.
Neil DuBry* 3022 Anton Drive

The Townes of Oakhurst Condo Assn.

Tamara Hatcher, President 3244 Anton Drive

Hunters Glen Apartments

Penny Priebe, Manager 245 N. Oakhurst Dr.

Abington Woods

Ken Szczesny 2232 Stoughton

* - present

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

Julie Schroeder - Noted that neighborhood signs are missing letters. It appears this has been acts of vandalism.

Mike Chovancak - Suggested speed limit signs in the neighborhoods. Rick Mervine states speed limits generally not signed in the neighborhoods. The traffic committee is trying to get the speed limit reduced to 25 mph. Speed humps have been added to Oakhurst North, but this neighborhood is not part of Oakhurst.

Neil Dubry - Car accident on Eola took out posts and pine trees. At Townes, DuPage County crime scene investigation vans/trucks are parking on streets. A Country Home resident is parking several trucks in the street. The Country Homes association is trying to deal with the problem.

Charlotte Dockstader reported that there has been some snowplow damage. Mike Baum says to begin sending information on snowplow damage in now. It will be taken care of in the spring.

Lewis Bullcock inquires about the split rail fence at the park. The fence was the Park District's, but it has now been given to Oakhurst after one final repair. Jonathon questions if the fence is serving a purpose and states it will be looked at in the spring.

Lewis also comments that a November 6th accident took out a 17 foot tree near his property and that he would like a replacement similar in size. Jonathon states that the replacement will likely be small since it will be more likely to survive and will be cheaper.

III. RESIDENT FORUM-

1. None

IV. APPROVAL OF DATE BOARD MEETING MINUTES

Jonathan Lack entertained a motion to approve the adjusted minutes, October 25, 2005:

MOTION: Connie Gallagher

SECOND: Phil Hanson

DISCUSSION: None

VOTE: Motion passes, 6-0

Jonathan Lack entertained a motion to approve the minutes, September 27, 2005:

MOTION: Connie Gallagher

SECOND: Phil Hanson

DISCUSSION: None

VOTE: Motion passes, 6-0

Jonathon Lack entertained a motion to approve the Annual Meeting Minutes - September 27, 2005

MOTION: Connie Gallagher

SECOND: Gary Grissinger

DISCUSSION: None

VOTE: Motion passes, 6-0

IV. DIRECTORS AND OFFICERS REPORTS

None

VI. TREASURER'S REPORT

Mike Baum reported \$ 387,000 was brought in 2005 and \$385,000 was spent.

The assessment letters went out, and they are due March 1, 2006.

The audit is finished, and everything was fine.

Delinquencies are significantly lower. Any outstanding accounts are with attorney.

VII. COMMITTEE REPORTS

a. Recreation- Jonathan Lack

1. Tennis court resurfacing complete. Lighting to be addressed in spring.
2. Graffiti on playground equipment will be taken care.
3. Upgrade of the playground equipment will be considered in the spring.

b. Modifications- Bill Poppe-

Six modifications remain open from last year. Three were given extensions

One modification has been approved this year.

Mike asks whether the new basketball hoop regulations should be sent out. It is decided that information will be printed in the Oracle and posted on the website.

c. Internet- Melinda Lerner- Nothing to report.

d. Traffic - Rick Mervine-

The Eola barrier project is complete. Some of the posts have already been knocked down and replaced.

Damage from a collision at pillar is being repaired.

Graffiti in the area is getting worse. Tina should be contacted when graffiti is observed and she will file a police report. Tina then meets with an officer to document the damage.

Joe Groom is the new representative for Area 3. A meeting is scheduled for Friday, January 27th to bring Joe up to date. Traffic, vandals, and domestic violence are the main issues on this side of Aurora. The most effective way to control speeding is to police ourselves and encourage residents to slow down.

The speed bumps in Oakhurst North are part of a trial program over the summer. Currently the City does not allow speed bumps.

The ComEd transformer north of Oakhurst on Eola has been hit three times in the past year. ComEd would like to construct a barrier wall. Oakhurst would prefer offering some space in our berm behind the existing barriers to avoid a large wall. Water barriers will be put up until spring when the transformer can be moved.

e. Newsletter - Scott Swing

None

VIII. MANAGEMENT REPORT-

- a. Acres presented items for 2006. Pond Algae will be subcontracted to a pond maintenance firm. Acres will dedicate a water truck for Oakhurst. The annuals will be contract grown. An intern will be assigned to Oakhurst for the summer. Acres will rake the baseball field every week.
- b. Entry lighting at New York Street is pretty much done and should be finished very soon.
- c. An attorney for the property at the corner of Oakhurst and New York says his client must contribute 12% for pond maintenance. Mike will look into.
- d. Jim Curtain from Baum has been performing Oakhurst inspections on a regular basis.

IX. OLD BUSINESS-

- a. None to discuss.

X. NEW BUSINESS

- A. The newly formed landscape committee has three members and will check proposals and make recommendations to Board. The committee will also work on a long term plan for landscaping improvements. The committee is looking for new members.
- B. The spring walkthrough will be April 21, 2006
- C. Aerator electrical for ponds. Mike will ask for a second bid for the electrical work and bids for aerators.
- D. Abbingon Woods - no reps.
- E. Neighborhood sign improvements - Contractor creates pan that the letters are stuck to making them tougher to remove. The cost is \$85 per pan. The paint on the signs also needs to be inspected. The Board suggests replacing the wood with a composite material which will be more durable.

XI. OPEN FORUM (CLOSING COMMENTS)

- A. None

XII.- ESTABLISH NEXT MEETING DATE- Next meeting will be April 25, 2006.

XIII.- MOTION to adjourn

MOTION: Connie Gallagher

SECOND: Gary Grissinger

DISCUSSION: None

VOTE: Motion passes, 6-0