

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

February 22, 2000 - 7:00 p.m.
at Oaks Recreational Club

MEETING MINUTES

I. CALL BUSINESS MEETING TO ORDER / DECLARE QUORUM

The Tuesday, February 22, 2000 meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:00 p.m. by President Bob Nasenbeny, at the Oaks Recreational Club clubhouse. A quorum of the Board was present. Kevin Suckow called the Roll. The following Board Members were in attendance:

Absent	Present	Board Member	Board Title
	X	Bob Nasenbeny	Director & President
	X	Nick Furibondo	Director, Vice President
	X	Jeanette Reida	Director & Treasurer
	X	Kevin Suckow	Director & Secretary
X		Kermit Lee	Director
	X	David Fish	Director

Also in attendance was Property Manager Mike Baum of Baum Associates, and the following Neighborhood Representatives:

Neighborhood Representative	Representing	Neighborhood Representative	Representing
Charlotte Dockstader	Aspen	Therese Knight	Inverness
Joan Hurst	Aspen	Rick Mervine	Inverness
Melinda Lerner	Aspen	Debbie Beatty	Summerfield
Lynn Minnis	Breckenridge	Kim Karas	The Woods
Jonathan Lack	Carriage Estates	Karen Troller	Townes of Oakhurst Condominiums
Karen Mrozek	Carriage Estates	Donald Houck	Inverness
Doug Gienger	Inverness	Gary Grissinger	Inverness
Therese Knight	Inverness		

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

Bob asked if there were any neighborhood reps who wished to address the Board this evening.

Therese Knight - Inverness - noted that she had sent a letter to Bob Nasenbeny to which she had not received a response, regarding portable basketball hoops being brought inside for the winter months.

Bob responded that he had sent her an e-mail the previous evening and to summarize, he said that the resolution for basketball standards remaining outside for nine months of the year was going to stand until the CC&Rs are rewritten.

Melinda Lerner - Aspen - voiced her concerns over the large sign announcing model homes on the back of a home in her subdivision which backs up to Eola Road. She was also concerned about the amount of traffic these two models bring as well as the overall size of the sign. It was suggested to her that she call City Hall regarding this signage issue.

Kim Karas - The Woods - stated that she was searching the CC&Rs on the web page for regulations regarding sheds and was unable to find any information about it. Bob noted that this item is located in two places - in the CC&Rs and in the Modifications link on the Oakhurst web site.

Debbie Beatty - Summerfield - She offered thanks to those responsible for clearing the snow from the bike path on Inverness.

Gary Grissinger - Inverness - complemented the Internet Committee, but was wondering if there could be an addition to it so that residents could click on the representatives' names or leave messages for them, etc., to improve communication between residents and reps.

Bob Nasenbeny stated that they would discuss this under the Internet Committee report section, as they are a new committee and are looking for ideas.

Doug Gienger - Inverness - brought to the attention of those present that there was a public forum meeting tonight in Aurora concerning the new power plant that is to go up on Eola near I-88.

Bob said there was a similar issue about the expansion of Eola Road north. Alderman Chris Beykirch is going to have an informational meeting at Waubonsie regarding this project, and perhaps a meeting could be held regarding the power plant as well.

III. RESIDENT FORUM

Bob Nasenbeny asked if there were any residents who wished to address the Board this evening. There were none.

IV. APPROVAL OF NOVEMBER 29, 1999, DECEMBER 20, 1999 AND JANUARY 18, 2000 MEETING MINUTES

Bob entertained a motion to approve the November 29, 1999 Minutes.

MOTION: Nick Furibondo moved to approve the Minutes. David Fish seconded the motion.

DISCUSSION: None.

VOTE: Motion passed, 4-0.

Bob entertained a motion to approve December 20, 1999 Minutes.

MOTION: Jeanette Reida moved to approve the Minutes. David Fish seconded the motion.

DISCUSSION: None.

VOTE: Motion passed, 4-0.

Bob entertained a motion to approve January 18, 2000 Minutes.

MOTION: Nick Furibondo moved to approve the Minutes. David Fish seconded the motion.

DISCUSSION: None.

VOTE: Motion passed, 4-0.

V. DIRECTORS AND OFFICERS REPORTS

A. Kevin Suckow - Secretary

Kevin Suckow reported a meeting was held regarding the welcome packets for new residents in Oakhurst. It was suggested that a New Resident Committee be created to get new Oakhurst residents acclimated to the area. It was thought that there could be local sponsorship to fund some activities or mailings to the new residents, also appeal to realtors to say that this was a good thing to say about Oakhurst, that we have a committee to bring you into the community.

Bob Nasenbeny asked when Kevin estimated the new packets would be available for distribution. Kevin deferred to Joan Hurst who stated that she is in process of completing the packet and will have something available by April.

Bob asked if this would be a self-funding project or if Association money would be needed. Kevin thought they would not need Association money, for it will ideally be funded by local area business. The plan is to have these packets hand delivered to the new residents' doors by neighborhood reps or volunteers.

B. David Fish - Director

Bob noted that David is the newest Board member and is an attorney, and he has been given a lot of legal issues to review. David stated they have been looking into the satellite dish issue and an ongoing dispute with Aurora Venture.

C. Bob Nasenbeny - President

Bob noted that he went to the CAI meeting (Community Association Institute) a couple of weeks ago for their annual meeting/convention with seminars and a trade show. He networked with many people including property managers, attorneys, bankers, contractors, pavers, etc., that work on community associations, getting some leads for future needs.

D. Jeanette Reida - Treasurer

Jeanette stated that she has an appointment for Monday morning to start the audit. The transfer to the new banking facility is progressing satisfactorily.

Bob stated that the benefit to the Association with this transfer is that the lock box arrangement, which is the electronic collection of moneys, is free at Old Second Bank as opposed to paying \$750-\$800 at Merchants Bank. They are going to look into the CDs next

Jeanette gave the following information: Current checking account has a balance of \$14,607.40. Checks need to be cut tonight in the amount of \$17,360.64 which puts the account at a negative \$2,753.24. There is \$14,000.00 in the current Operating CD, and she proposed taking \$4,000.00 of that and putting it in the account to cover the deficit. The \$10,000.00 CD would be renewed for another thirty days. In the Reserve section ready cash, there is \$2,023.66. There are also two CDs, one for \$27,000.00 and one for \$100,000.00 which she recommends rolling over for another thirty days. Total cash position is \$140,270.42.

V. COMMITTEE REPORTS

A. Recreation Committee

This committee is being led by Jonathan Lack of Carriage Estates. Bob Nasenbeny spoke on behalf of Jonathan who had to leave early. Jonathan is working with AYSO to get their contract together. This should be resolved by next month's meeting. This year we will be working with the non-AYSO groups for use of the Oakhurst field behind the tennis courts for practice only, no league play. Jonathan is also working with Rush-Copley regarding the tennis program. He is also working with the Backyard Baseball program which will play between the soccer seasons.

B. Landscape Committee

Jim Boyne of Inverness will head this committee. Bob stated that nothing has been done to date on this committee.

C. Modification Committee

This committee will be led by John Rahn of Ashbrook. Bob said that John has been doing modifications for the past four years and has been kind enough to donate his time for this committee. It is in the contract with Baum Property Services that they will

administer the modification requests this year. John will do the inspections, but all forms and communications will go through the Baum group.

D. Internet Committee

Lawrence Lerner is the chairman of this group. Melinda Lerner will give a report for her husband. She noted that Lawrence has been testing discussion groups for the web page, one for the Directors, one for neighborhood reps, and one for all of Oakhurst. If representatives would like to have their e-mail addresses added to the web site, she said to send them to her through the Webmaster site on the web page.

D. Revised CC&R Project

Nick Furibondo is going to head up a committee to review the CC&Rs and document potential revisions to the document. He is looking for volunteers to help staff this committee. Preliminary cost estimates have ranged from \$5,000.00 to \$15,000.00 and estimated the project would take six to twelve months.

VI. MANAGEMENT REPORT

Mike said that they are looking into an Association drop box that residents can use for proxies, surveys, etc., but their assessment payments should still be sent to Old Second Bank. He has talked to an attorney about opinions that have come up in the Executive Session and that attorney would not need a retainer if he is needed for questions, or other legal work. There are some brick repairs needed to the entry monument which have not been done as of yet due to snow. Andrea Whelpley, a Baum employee, will be doing neighborhood inspections to ensure resident compliance. She is now focusing on seasonal decorations. Mike also stated that they have access to closings and would supply this information to Kevin Suckow for the welcome packets.

VII. OLD BUSINESS

There is no old business to be discussed.

VIII. NEW BUSINESS

A. Banking Transactions for the Next 30 Days

Bob entertained a motion to transfer \$4,000.00 from maturing Operating CD into the Operating checking account with the \$10,000.00 balance rolling into the new 30 day CD, and to renew the two maturing Reserve CDs for 30 days.

MOTION: Nick Furibondo moved to approve the banking transactions.
Kevin Suckow seconded the motion.

DISCUSSION: None.

VOTE: Motion passed, 4-0.

B. Developer Assessment Refund

Bob entertained a motion to approve the refund of \$1,000 to Overstreet Builders of South Elgin, Illinois for overpaid assessments in 1998-1999.

MOTION: Kevin Suckow moved to approve the motion. It was seconded by Jeanette Reida.

DISCUSSION: None.

VOTE: Motion passed, 4-0.

C. Aurora Venture Write-off

There is a balance of approximately \$13,000.00 on the books due by Aurora Venture for past assessments. Bob stated that this would be credited.

Bob entertained a motion to credit the outstanding balance for Aurora Venture.

MOTION: Jeanette Reida moved to approve the motion. Nick Furibondo seconded the motion.

DISCUSSION: None.

VOTE: Motion passed, 4-0.

IX. NEIGHBORHOOD REPRESENTATIVE FORUM (Closing Comments)

Bob asked if any neighborhood representatives wished to address the Board.

Theresa Knight - Inverness - thanked Bob for starting a CC&R Committee.

A question was raised if the Agenda and Minutes would be on the web page. Kevin Suckow advised that they had to be approved before they were put on the web page. Bob and Kevin stated that they would be posted soon after the Board Meeting in which they were approved. Bob noted that the agenda would be e-mailed on the Friday prior to the Board Meeting to neighborhood representatives on the e-mail list. It was suggested that the Agenda be posted on the web page.

X. ESTABLISH NEXT MEETING DATES

The next meeting of the Board of Directors will be on Monday, March 20, 2000, which is being held a day prior to the normal date due to primary elections being held at the clubhouse on the 21st. On the third Tuesday in June, which is the normal date for the Board Meeting, there will be a swim meet at the clubhouse and it was suggested that the meeting not be held on this day. It was proposed that the meeting be held the day prior, June 19.

X. ADJOURNMENT OF BUSINESS MEETING

Bob entertained a motion to adjourn the meeting.

MOTION: Kevin moved to adjourn. David seconded the motion.

DISCUSSION: None.

VOTE: Motion passed, 4-0.

Respectfully submitted,

Kevin Suckow, Secretary
Oakhurst Community Association