

**I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM**

The Monday, March 18, 2002, meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:21 P.M. by President Jeanette Reida at the Oaks Recreational Club. A quorum of the Board was present. Mary Armstrong called the Roll. The following Board Members were in attendance:

<b>ABSENT</b>	<b>PRESENT</b>	<b>BOARD MEMBER</b>	<b>BOARD TITLE</b>
	X	Jeanette Reida	Director & President
	X	Kermit Lee	Director & Vice President
	X	Mary Armstrong	Director & Secretary
	X	Scott Swing	Director & Treasurer
	X	Jonathan Lack	Director
	X	Margaret Stokes	Director

The following Neighborhood Representatives were in attendance:

Neighborhood Representative	Representing	Absent/ Present	Neighborhood Representative	Representing	Absent/ Present
John Rahn	Ashbrook	Absent	Bill Poppe	Mayfair	Absent
Open	Ashbrook		Bob Dixon	Mayfair	Absent
Open	Ashbrook		Steve Moen	Mayfair	Present
Joan Hurst	Aspen	Present	Wayne Johnson	Stanfield	Present
Charlotte Dockstader	Aspen	Present	Open	Stanfield	
Melinda Lerner	Aspen	Present	Open	Stanfield	
Mark Vance	Autumn Meadows	Absent	Debbie Basak	Summerfield	Absent
Open	Autumn	Absent	Debbie Beaty	Summerfield	Present

	Meadows				
Open	Autumn Meadows		Open	Summerfield	
Lynn Minnis	Breckenridge	Present	Kim Karas	The Woods	Present
Open	Breckenridge		Duane Pifko	The Woods	Absent
Open	Breckenridge		Linda Hunt	The Woods	Present
Karyn Mrozek	Carriage Estates	Present	Matt Tomy	Wild Meadows	Present
Barb Garitty	Carriage Estates	Present	Steve Bosco	Wild Meadows	Present
Open	Carriage Estates		Open	Wild Meadows	
Doug Gienger	Inverness	Present	Ron Joyce	Autumn Lakes	Absent
Gary Grissinger	Inverness	Present	David Wilson	Country Home of Oakhurst	Absent
Rick Mervine	Inverness	Present		Heather Glen	Absent
Dennis Egan	Inverness	Present	Neil DuBry	The Townes of Oakhurst	Absent
Andy Robertson	Inverness	Absent	Tamara Hatcher	The Townes of Oakhurst Condominium	Absent
			Penny Priebe	Hunter's Glen	Absent

Also in attendance was Mike Baum from Baum Property Management and Alderman Chris Beykirch.

Jeanette noted that this was a volunteer appreciation night. Scott Swing has consented to speak on behalf of the Board.

Scott stated that with the size of Association that Oakhurst is, with over 2,200 units, it takes a lot of effort from a lot of people to make everything work and keep this a great community and a great place to live. The Board wanted to think of a way to say thanks to all of the volunteers, the neighborhood representatives, the people that serve on the various committees. Alderman Chris Beykirch gives tremendous support in dealing with

various issues with the City. We are fortunate to have a good core group of people that help with the issues. The Board wanted to put on the dinner tonight to formally say thank you for all of the time and effort that is put in by everyone.

## **II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)**

Jeanette asked Rick Mervine to say a few words regarding the Fox District tax proposal.

Rick Mervine - Inverness - Reported that several months ago he agreed to co-chair the Fox Valley Park District's new referendum issue on the ballot tomorrow. This is his last chance to talk about it and answer any questions. He noted that this is one of the biggest issues we have here in the community, we have the park district running through the middle. It does not hurt to have friends there. He reports that the Citizens Advisory Committee put the entire referendum package together. It went from a research piece that was mailed out to over 10,000 residents of the district to open houses where input was asked from residents, to a Citizen's Action Committee, and the Citizen's Committee put together the referendum package that will be seen when voting. The proposal for our community will be in taking the Eola Community Center and maximizing the usable space. It will eliminate the residential registration lottery. The referendum will solve the overcrowded classes, will add on gymnastics and classrooms, multipurpose areas and dance space. It will increase the fitness center and increase the track size. In addition, there will be a new community center built on the western corridor. Included in that will be the park district's first indoor aquatics facility and a field house for indoor year round use. There will be four new community parks built. These are different from the neighborhood parks. An example of a community park is the Waubonsie Lake Park. He reminded everyone to go out and vote tomorrow.

Alderman Chris Beykirch - Said thank you for inviting him to the dinner tonight. He stated that there were some issues that were being worked on in the neighborhood that he thinks worthy of discussion, i.e., the effort taking place with the Traffic Committee. He feels this is really starting to build up and some of the issues will be taken care of. He is looking for direction from the Homeowners Associations, especially that of the Townes, regarding the issue of cars being left on the road. He noted that the New York Street reconstruction starts April 1. The Traffic Committee has taken a look at that situation. He reports that the taxes in Aurora are still the same as they were in 1986 with a few extra fees. The crime situation since 1995 is down dramatically, in the range of 50%. Violent crime is down from a high in the mid 90's.

Jeanette asked if there were any other neighborhood reps who wished to address the Board. There were none.

### **III. RESIDENT FORUM**

There were no residents present except the neighborhood reps. Mary Armstrong addressed the meeting as a resident. She noted that this past weekend a ReMax real estate agent put a for sale sign at the corner of McCoy and Oakhurst. She called the real estate agency and informed them that they could not put a sign there. They removed the sign, but left the wood post up. Now that the sign is gone, she has no number to call to get the post removed. Alderman Beykirch was asked if it was illegal to put signs on parkways in the City of Aurora. He replied that this is true. He noted that last week on one shift, 89 signs were removed from the 8th ward alone. He also noted that there was a car on Millington Lane with four flat tires. There also is a law that vehicles have to be operable on a property. These types of things should be watched for and reported.

### **IV. APPROVAL OF JANUARY 21, 2002 BOARD MEETING MINUTES**

Jeanette Reida entertained a motion to approve the minutes.

**MOTION:** Jonathan Lack made the motion. Kermit Lee seconded the motion.  
**DISCUSSION:** None.  
**VOTE:** Motion passes, 6-0

### **V. DIRECTORS AND OFFICERS REPORTS**

There were no reports other than the Treasurer's report below.

### **VI. TREASURER'S REPORT**

Scott Swing reported that the cash summary report as of March 15, 2002 in the regular Association checking account has a balance of \$36,595.16. In the Operating Reserve with Vanguard, there is \$156,895.05 for Total Operating Funds of \$193,490.21. There is a balance in the Reserve Funds of \$198,589.20. The total cash position is \$392,079.41.

## **VII. COMMITTEE REPORTS**

### **A. Recreation - Jonathan Lack**

There is no report.

### **B. Modifications - Linda Hunt**

Reports that she has a nomination to the committee of Steve Peterson of The Woods. This will keep the committee at three with one open position. Jeanette stated that the Board policy is that any willing volunteer is welcome. She notes that there have been some changes to the guidelines of fences. There will be more on pools, fences and siding. Jeanette stated that the Board would be meeting to put together a package regarding other rule changes, specifically snowmobiling in the park. The procedure would be to put together the changes in the architectural guidelines and any rule changes. This would go out in a June mailing for a 30 day comment period.

### **C. New Resident - Kim Karas**

Reports that they gave out 256 packages

### **D. Traffic - Rick Mervine**

Reports that things have been progressing. They have gone through all the individual reports from the residents and have done an audit of each of the areas that are of concern. This helps to prioritize the whole process. He notes that they are working with the Alderman and with the City regarding the New York Street construction. There are some updates on the web site. He notes that once the construction starts, it will be start a bit of a rolling issue in terms there will be lane closures and a lot more traffic on McCoy and in Oakhurst North. He stated that they are trying to keep this from passing into the neighborhoods, to keep cut-throughs from happening. One of the processes is making sure there is communication with the residents and neighborhood reps that will be affected by this. Postcards will be sent up with information/solutions regarding this. They are working on some of the top locations, i.e., the school and there are some recommendations for that area. The Aurora Police Department has been very active in this area when school has been letting out as the PTA has been very forceful about this. He noted that in auditing the problem sites, there are a couple of sites that part of the traffic problem seems to be the landscaping. Recommendations will be forthcoming. He encourages residents to make contact with the Traffic Committee. E-mail can be sent through the web site. Updates will be put up as they get them.

Mary Armstrong asked if New York Street was being widened or if there was just a path walk being put in. Rick replied that the road is very old. It will be reconstructed from the ground up. The second part of it is that the bridge over the railroad tracks is going to be completely rebuilt. In addition, the road was built to standards that are 80 years old, so it is not wide enough. The road will be widened for this reason as well as to accommodate some other amenities such as a bike path and some divided medians. Alderman Beykirch notes that this is the largest public work project to take place in Aurora using Federal funds. Mary asked how long this will take. The Alderman replied it would last until December 2003.

Kermit Lee envisions increased cut-through traffic down Oakhurst Drive from New York to McCoy with traffic coming from Dominick's and Blockbuster as well. He is concerned about the possibility of accidents. He suggested having police cars with radar guns set up during rush hour. Rick Mervine stated that the intersection of New York and Eola is one of the top three sites of accidents. He noted that because of the construction, traffic will get congested, it will slow down somewhat, and people will try to find a way around it. He stated that one of the goals of the Traffic Committee is to try to reduce the amount of traffic that goes through the neighborhoods.

There was a question for the Alderman regarding the installation of a crosswalk at the corner of New York Street and Eola Road. He did not think there was much foot traffic there, so was unsure if this was going to be part of the plan. He would check into it.

## **VIII. MANAGEMENT REPORT**

Mike Baum reports for Baum Property Services. Mike first thanked all in attendance. He stated that they manage a lot of homeowners associations in a lot of different cities, and the volunteer group here is by far probably more than anywhere else put together. He thanked Alderman Beykirch for his promptness in getting back to them. He thanked Linda Hunt for all of her work.

He noted that some of the items on his report have already been talked about, so he will quickly pass over them. As was mentioned, there seem to be trees that are magnets for cars and they did catch the person that knocked down the last trees on the corner of Eola and Oakhurst and they have a bid from Western. The driver's insurance company has been contacted and the motorist feels bad about it.

A topic that is in the discussion stage only is that of the neighborhood signs. There has been some feedback that they were too large and maybe have served their purpose. The Board is looking into the possibility of taking down the signs, but leaving the column closest to the sidewalk and putting the neighborhood sign on that one, taking down the sign and the column of brick that is furthest from the sidewalk and putting it somewhere else. There has also been feedback requesting that the signs be kept up because they are good for directing people to your house. He asked for feedback on this.

Joan Hurst from Aspen replied that she liked the signs, that they were architecturally appealing and they are good directional signs.

Debbie Beaty from Summerfield stated that she agreed with Joan. Also, why spend the money to remove them if it is not necessary. If it costs less to maintain them than to tear them down, why go through the expense. People she has talked to want to keep them up. She feels they are nice landmarks.

Linda Hunt from The Woods asked if this was being looked into because the signs are deteriorating and there is a problem with upkeep? She likes the signs as they are. She thinks that if the point is upkeep and how much it would cost to continue the upkeep, then a discussion would be warranted.

Jeanette replied that there are two issues as to why they are looking into this. One of them is the upkeep. The signs in the middle are wood and they have to be repainted and stained and letters need replacement. The other issue is that the signs in the interior of the subdivision, not the ones along Eola or McCoy, the main signs, the interior ones are very intrusive upon the properties that they sit. She notes that there is trouble with the landscaping at the interior ones as well.

Steve Moen from Mayfair asked how many signs were there. Mike Baum had not added them up, but the estimate was 24. Steve's lot has a sign as well as that of Alderman Beykirch. The Alderman reports that over time, the landscaping is in spots either dead, thin or too thick. There is a lot of erosion around the signs.

Mary Armstrong spoke as a representative for a subassociation. She said her first response was to let them go because it did not matter to her, however, after speaking with other residents of the subassociations, Mary has learned that the multifamily subassociations are concerned and they definitely want the signs because they are markers for their subdivisions.

Jeanette again stated that this is a preliminary investigation. There are different levels that are being looked at, i.e., the cost-benefit, the difference between multifamily/single family, the difference between the markers along the main roads versus those inside the subdivision.

A question was raised if the signs were on private property. Jeanette replied that it is Association property. The triangular corners are owned by the Association.

Mike reports that the next item is the "famous Ashbrook fence." As a reminder, there is a berm that separates the commercial area by Osco from the homes. Before the commercial area was built up, the homeowners were afraid that it would look bad, so they wanted a fence put up. At the present time, the homeowners now would not like a fence, but proper screening. He asked for a motion to accept a bid from Western DuPage to landscape the berm at a cost of \$15,000. He suggested presenting this to the commercial people to come up with all of this or part of it, minus what the other commercial lot paid, and in return for not building a fence, to take over the grass cutting of that berm.

Jeanette asked if he was proposing a motion to approve the landscaping bill or to approach the people to negotiate this. Mike replied that at this point, to negotiate it. It was suggested to get a couple more bids from other landscaping companies due to the cost of this. There followed a discussion regarding the original request for a fence versus the change to landscaping and who was responsible for the cost.

**MOTION:** Mike Baum made a motion that Baum is authorized to proceed in good faith negotiations to come up with some neutrally beneficial agreement in lieu of a fence.

Mary Armstrong seconded the motion.

**DISCUSSION:** None.

**VOTE:** Motion passes, 6-0.

Mike also reported a landscape update. The spirea rejuvenation project begins tomorrow.

Kermit stated the he had a problem with Western DuPage's lowering of their bid for the spirea project. He noted that they first came to the Board with a price that was not acceptable. After discussions, they came back with a price that was almost half of the original cost. He did not think this was in dealing with Oakhurst in good faith considering the amount of money that is spent on them. There was a brief discussion regarding this.

Mike notes that at the entryway into Oakhurst on New York Street at Ashbrook, there is only one light illuminating the wall and the rest of the complex has two. They are getting bids to get two lights for this as well.

Rick Mervine suggested they check first with the reconstruction project and perhaps wait a while because of this. Mike also suggested asking Dick Briel if he can do the work.

Tennis court repairs - crack fill for this year has been decided on.

Abington Woods and Abington Trace signs were put in the wrong place. The pond at Abington Woods was said by Ryland not to be a pond, but rather a wetlands and is supposed to look like that and would look better with time. They said it is supposed to be 12-18 inches deep, but with floods it gets deeper. It is supposed to be a natural area.

The delinquency sheet that was four pages long is now only ½ page. He noted that Kelly and Scott worked very hard on this.

He noted that the Modifications requests have been down due to the fact that there are preapproved landscaping, etc. Linda Hunt responded that they have stayed on top of these requests.

Jeanette advised Mike that they need to schedule a spring walk through for the landscaping. She noted that Margaret Stokes wanted to be a part of this as well as a resident that is interested in going along. She told Mike that during the walk through, to check the Wild Meadows area where a homeowner had a complaint because of the erosion. She also asked him to include the areas which Rick Mervine will notify him about where Oakhurst landscaping is interfering with traffic. Jeanette also noted that on the last management report, there was report of violations sent out for Christmas lights, etc. She wondered if those had been resolved or followed up on. Mike replied that he was uncertain. He checked the area by the school, but had not been through the rest of the complex.

## **IX. OLD BUSINESS**

- A. Abington Woods Signage  
This has been discussed and is still in Old Business.
  
- B. Ashbrook Fence  
This has been discussed and will remain in Old Business.

## **X. NEW BUSINESS**

- A. Newsletter  
Jeanette reports that there has been preliminary discussion of the advisability of establishing an official Oakhurst newsletter. She noted that they met with someone who does this. She would like to have feedback on whether the community thinks that this would be valuable to have an official newsletter versus the ones that are put out by other people because this cannot be done unless a new committee is formed. She opened the floor to discussion.

Linda Hunt stated that the current newsletters do not really have much news, but they are a good place to put ads. She wished the web site was more of a place to do this type of newsletter.

Jonathan Lack informed the group that one of the reasons to do an official newsletter is that the company that writes and distributes the newsletter sends us a kickback of all the advertising that they sell. Other than the news that would have to be provided to them, it is a turnkey type of operation. It can be a revenue generating venture.

Rick Mervine stated that from a marketing perspective, the community newsletter in this area has turned into a powerful tool. It is very likely to generate a fair amount of money. He noted that at many business meetings that he attends there are people asking about how to get into the individual neighborhoods and get their message across.

Jeanette said that from a Board perspective, it would be a revenue generator, but they are concerned with the coordination with the person who will be putting it together as she has to be given information and be kept updated. Somebody

would have to keep after everyone to supply information. She asked what everyone thought about the idea that since this may be a revenue generating thing, that the coordination person getting a small percentage of what they get.

Linda Hunt spoke on behalf of the Modification Committee. She stated that when Kevin Suckow was on the Board, he and Linda put together a plan but never presented it to the Board that the Modifications chairperson should be a paid person. She said that if they are considering paying someone for doing a newsletter, then they should think about some of the other committee heads.

Jeanette suggested an application fee for modifications. Linda replied that she thought there would be a lot of people who would not submit anything and a lot of people would be in violation, making her job more difficult.

Steve Moen asked if the purpose of the newsletter would be informational or revenue generating. He also suggested that it might be easier to do something for the internet site versus the newsletter because when you want to get something done that is not within the guidelines of the newsletter delivery time, it can be put on the web site and everyone can get the same consistent story. He felt that everyone had access to the web site, whether it be at home or if they went to the library.

Mary Armstrong stated that at her job they have a web site and it was their goal to stop publishing newsletters. She noted that their attorneys informed them that it was not a good idea, because you cannot force somebody to go to a library or to turn on their web page.

Kermit Lee said that from a legal standpoint, if it is an acknowledged publication from this organization there are certain things you can put in it to satisfy a legal requirement. As far as the work load, it is just as much work to put things on the internet as it is to put out a newsletter.

Kim Karas noted that Melinda Lerner, the head of the Internet Committee, is an unpaid volunteer and putting everything on the Internet would be putting more work on a volunteer and it would not be fair not to pay her if the newsletter head were to be paid.

Alderman Beykirch was asked if a newsletter would be a good vehicle for him to communicate with Oakhurst on matters which involve the City. He replied in the affirmative.

**B. Neighborhood Signs**

This has already been discussed.

**C. Tennis Court Repairs**

This has already been discussed. Jeanette asked for a motion regarding the crack filling for \$1,000.00.

**MOTION:** Jonathan Lack made the motion. Scott Swing seconded it.

**DISCUSSION:** None.

**VOTE:** Motion passes, 6-0.

Jeanette added an aside, asking Jonathan Lack to elaborate on the curb additions on the medians that were supposed to be full and not roll-over. Jonathan reported that when Oakhurst Drive was resurfaced last summer, there were supposed to be full curbs added to protect the trees. He noted that the curbs are still the same height. For some of the new areas, they put the full curbs in and where they are resurfacing the roadway, they have indicated to us that they will split the difference with us to align the curbs.

Alderman Beykirch stated that the standard program is 50/50. He asked where the full curbs were needed. He stated that perhaps the City would use the 50/50 in the applicable spots. There was some discussion regarding the areas where these curbs were needed.

## **XI. NEIGHBORHOOD REPRESENTATIVE FORUM (CLOSING COMMENTS)**

Jeanette asked if there were any final comments.

Linda Hunt - The Woods - Noted that while we have not had any major snow storms, during the last one the snowplows ripped up the entranceways. She questioned whether full curbs would have prevented this. She also asked if these areas were going to be reseeded.

Alderman Beykirch responded that there is not an aggressive program in other wards, but in our ward they physically go out and drive around the entire 8th ward identifying locations where there is snowplow damage. He said that anyone who has snowplow damage can e-mail him or call him at his office so these areas can be added to the general list. In the spring, these areas will then be reseeded.

Kim Karas - The Woods - Had a question/comment for Rick Mervine/Traffic Committee. She noted that at the intersection of Cheshire and McCoy coming out of The Woods, after a snowstorm or freeze, it is almost impossible to stop at the stop sign without sliding through it. She wondered if it was not being salted properly or if there was too much of an incline in the road.

Rick replied that our area is not salted by the City, but is handled by an outside contractor. We can highlight specific locations where they have to make sure they do more scraping, etc. There was a brief discussion regarding this.

Barb Garitty - Carriage Estates - Noted that the street lights were out on Oakhurst Drive.

Alderman Beykirch stated that the quickest way to get this corrected is to contact the City of Aurora Electrical Division.

## **XII. ESTABLISH NEXT MEETING DATE**

The next Board meeting will be on Monday, May 20, 2002. The next Communications meeting will be on Monday, May 6, 2002.

## **XIII. ADJOURNMENT OF BUSINESS MEETING**

Jeanette entertained a motion to adjourn the meeting at 8:45 P.M.

**MOTION:** Jonathan Lack motioned to adjourn. Mary Armstrong seconded the motion.

**DISCUSSION:** None.

**VOTE:** Motion passes, 6-0.

Respectfully submitted,

Mary Armstrong  
Secretary  
Oakhurst Community Association