

**OAKHURST COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**MARCH 19, 2001 - 7:00 P.M.**  
**AT OAKS RECREATIONAL CLUB**

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

The Monday, March 19, 2001, meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:11 P.M. by President Jeanette Reida at the Oaks Recreational Club clubhouse. 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	Theresa Knight	Director
		Vacant	Director & Treasurer
	X	David Fish	Director
	X	Tom Ruvarac	Director

The following Neighborhood Representatives were in attendance:

<b>NEIGHBORHOOD REPRESENTATIVE</b>	<b>REPRESENTING</b>	<b>NEIGHBORHOOD REPRESENTATIVE</b>	<b>REPRESENTING</b>
Absent	Ashbrook	Wayne Johnson	Stanfield
Joan Hurst	Aspen	Debbie Beaty	Summerfield
Charlotte Dockstader	Aspen	Kim Karas	The Woods
Absent	Autumn Meadows	Duane Pifko	The Woods
Lynn Minnis	Breckenridge	Matt Tomy	Wild Meadows
Karen Mrozek	Carriage Estates	Absent	Autumn Lakes
Doug Gienger	Inverness	Absent	Country Homes
Garry Grissingar	Inverness	Absent	Heather Glen
Mario	Inverness	Neil DuBry	Townes Homeowners
Bill Poppe	Mayfair	Tamara Hatcher	Townes Condos
		Penny Priebe	Hunter's Glen

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Also in attendance was Mike Baum from Baum Property Management.

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

Jeanette stated that she had just handed out the draft of the Rules and Regulations and knows that there has not been time to read this yet. There was intention of getting the draft out prior to the meeting, but it did not work out that way.

The April Board Meeting will be moved back one week to April 23, to make sure that everyone has a full 30 days to make their comments, including the residents. There will be a letter going out to the residents this week that highlights the changes and tells them that they can get a copy of the draft from either Baum Property or from the web site.

Jeanette noted that this is a very comprehensive document that has gathered into it everything regarding rules that were in effect, resolutions, Board actions, CC&Rs, etc. A policy for enforcement was put together. There is restatement of assessment policies. It draws into one place everything a resident needs to know about living in Oakhurst. She opened the floor to neighborhood representatives, noting that it is early to comment on the Rules and Regulations.

Gary Grissinger - Inverness - Has a proposal (a copy of which he handed out) to form a committee to address the issue of increased traffic in and around Oakhurst and the concerns regarding children walking to and from the neighborhood schools. Rick Mervine has agreed to head this committee. There is interest in having representatives from the Board, Steck School, the park district, and the city of Aurora. Alderman Chris Beykirch and Mike Gilloppo a commander of the city police, have been approached and are going to be involved. Sergeant Al Lopez, a police officer on the traffic division, will be involved. They are looking to get somebody from city engineering involved as well. The desire is to get a comprehensive proposal as to what can be done in Oakhurst and in the surrounding area to alleviate the traffic problems. Gary is asking for permission to start the committee.

Jeanette replied that she had asked Kermit to take care of coordination with the local entities about the traffic and road construction, so she is putting this proposal under his direction. Gary reiterated that both he and Rick Mervine have lived in the area since the 1980s and know the police officers and the alderman, and that they want the city involved so that they can get professional help to get this done right. There was a brief discussion regarding this.

Neil DuBry - Townes of Oakhurst - Questioned if Rules & Regulations that have been

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passed out, incorporated the CC&R changes that were voted on. He was told that it did.

### **III. RESIDENT FORUM**

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

### **IV. APPROVAL OF JANUARY 15, 2001 BOARD OF DIRECTORS MEETING MINUTES AND THE FEBRUARY 5, 2001 CC&R VOTING MEETING**

- A.** Jeanette entertained a motion to approve the Minutes of the January 15, 2001 meeting.

**MOTION:** Theresa Knight moved to approve the Minutes. Mary Armstrong seconded the motion.

**DISCUSSION:** None.

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

- B.** Jeanette entertained a motion to approve the Minutes of the February 5, 2001 CC&R voting meeting.

**MOTION:** Theresa Knight moved to approve the Minutes. Mary Armstrong seconded the motion.

**DISCUSSION:** There are three changes to be made to include that under the items voted on. Item one is attorney changes - that passed. Item two would be adhering to the city's regulation on pets - that passed. Item three would be notice about the rules and regulations - that passed.

**MOTION TO ACCEPT CHANGES:** Kermit moved to approve changes. Mary seconded the motion.

**VOTE:** Motion passes, 6-0 to approve changes.

Jeanette entertained a motion to approve the February 5, 2001 Minutes as changed.

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

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

There were no directors or officers who wished to offer reports.

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

Operating Funds - Jeanette reports that in the checking account, there is \$22,231.29 with bills to pay in the amount of \$4,483.06, leaving a balance of \$17,748.23. In operating investments, there is \$146,710.04 in a Money Market with a 7 day yield of 5.31%. Total Operating Funds = \$164,458.27.

Reserve Funds - There is \$67,730.58 in a Money Market yielding 5.31%, a \$100,000.00 CD which matures May 10, 2001 that pays 6.85% for a total of Reserve Funds = \$167,730.58.  
Grand Total Cash Position = \$332,188.85.

## **VII. COMMITTEE REPORTS**

There were no Committee Reports.

## **VIII. MANAGEMENT REPORT**

Mike Baum reported that Western DuPage has agreed to install two six foot Austrian pines at the easement entrance off of Eola Road. They feel this type of tree is the best one for the conditions, being high winds and salt. He noted that in the package he handed out, is a proposal from Midwest Concrete to repair the dangerous sidewalk areas. The cost for this is \$1,300.00 and of issue is the fact that the City pays for half of replacing sidewalks, but he does not know if they pay for half to repair them. He has asked Alderman Beykirch to help with this issue.

Mike reports on wind screens. To take down the old ones and install the new ones would cost about \$1,500.00. It was jokingly asked if there were any volunteers to do this. There was comment made by Gary Grissinger that in the past there was a men's tennis group that did remove the old ones and installed the new ones. Suggestion was made to contact the Healthplex tennis group for volunteers.

Jeanette entertained a motion to purchase six pieces of new windscreen in the amount of \$1,524.31.

**MOTION:** Mary Armstrong moved to approve the expenditure. Theresa Knight seconded the motion.

**DISCUSSION:** None.

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

Jeanette entertained a motion to repair the concrete sidewalks along Oakhurst Drive in the vicinity of Hunter's Glen Apartments.

**MOTION:** Tom Ruvaric motioned to slightly modify this, to repair or replace the concrete sidewalks not to exceed \$1,300.00. Mary Armstrong seconded the motion.

**DISCUSSION:** None.

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

Mike Baum addressed holiday decorations compliance check. Kelly Henry is following up with letters for those residents not in compliance.

## **IX. OLD BUSINESS**

### **A. SIDEWALK REPAIR UPDATE**

This has already been discussed.

Kermit addressed the issue of the truck cab that is parked between Aspen and Wild Meadows. He notes that this is Aurora Venture property. The owner of the truck has laid a bed of gravel so that when he pulls in there, his truck will not sink in the mud. There is gravel strewn all over the sidewalk, and the owner drives over the sidewalk. He points out that it is just a matter of time before the sidewalk crumbles as well as the curb, and the parkway grass is torn up. He has a letter from the Aurora police that states they could not do anything as it is private property. He had previously parked in the Townes, but was chased out by the Association there, and has been parked in the current place since then.

Comment was made by a couple of people that the police have been called a number of times regarding this. The police state the truck driver has approval from the park district to park on that property, and the park district should be contacted. It was noted that Aurora Venture needs to be contacted for their help in removing this truck. Jeanette noted that Aurora Venture should be interested in this as they are responsible for repairing the sidewalks, etc., here for the park district before the land changes hands. It was also noted that this person also parks on Oakhurst Drive on the street between Wild Meadows and the Townes, typically on a Friday evening or a Saturday morning and staying there until Monday morning and oftentimes in the winter will let the truck idle at 5:00 A.M. for an hour to an hour and a half. The Rules & Regulations as well as the city ordinances regarding the parking of commercial vehicles was discussed. Mike Baum will send a letter to Aurora Venture about the truck.

### **B. CC&R REWRITE UPDATE**

The final draft will be obtained from the lawyer in the near future.

**C. PET WASTE DISPENSERS**

Motion was made by David Fish to purchase two "Exclusive Deluxe Mutt Mitt Kits" pet cleaning dispensers at the cost of \$399.00 each. He proposed that one be installed in the area of clubhouse and one on the other side of Eola.

**MOTION:** Motion was made by David Fish. Mary Armstrong seconded the motion.  
**DISCUSSION:** David stated that the landscapers have agreed to empty the waste containers regularly. Theresa Knight wondered if there was no money involved to purchase the mitts, what would stop someone from just removing the bags at will. Mary noted that last year money was spent on signs and someone removed them. David stated that if bags seemed to be disappearing, then they just would not be reordered. There was comment that if that were to happen, then you would have a very expensive sign and garbage can that could be purchased for much less elsewhere; if you were out walking your dog, you should have your own bag.

Those conscientious pet owners who pick up after their dogs will continue to do so while those who do not do so now probably will not with the mutt mitts either. Tom Ruvarac stated that he had spoken to some pet owners in his neighborhood and was given different opinions, i.e., they would not use the mitt kit, the smell from these cans was awful in the apartment areas, they would be used along a common walkway. There was a somewhat lengthy discussion regarding this. Jeanette suggested that this motion be tabled and David withdrew his motion.

**X. NEW BUSINESS**

**A. RULES AND REGULATIONS**

Jeanette stated that there was nothing to vote on at this time. She wanted to make clear that they want to consider all comments and suggestions in a calm and orderly manner, so please let the Board know over the course of time what the comments are, and it would be appreciated if they were made prior to the next meeting. The Board has been looking at items that need more input, i.e., winter storage of trampolines. Are we for it or is it too restrictive, should there be a rule that says that trampolines are stored during the winter months? Another issue is that the architectural guidelines were put together by the Architectural Review Committee which used to be called the Modifications Committee, and mostly what they have done is just clarify, but one thing that they have recommended is that metal swing sets no longer be allowed in Oakhurst. If there are any comments either way on this, the Board would appreciate hearing them.

Theresa Knight asked if anybody was aware of existing metal swing sets. Linda Hunt from The Woods replied that being on the Committee, there was note made of quite a few of them in the area and many of them are rusted and warped. She

commented that if they are going to be allowed, then there needs to be regulations for having them painted, stabilized, etc. Tom Ruvarac asked what would be the disposition of the current metal swing sets that are already installed.

Jeanette replied that if a change were made it would work best that when the Rules & Regulations are issued, to say that this is a major change, if you have one of these you need to register it within 30 days so that it is grandfathered. Linda Hunt noted that the Committee went over something like that, being grandfathered, and they thought what they would like to do first was if they had a metal swing set, that there had already been approval for it from the Modifications Committee. Mary asked what would happen if they did not have the paperwork to prove it. Linda Hunt said that she had records from 1998-2001, and if it is before that the responsibility is on the homeowners to produce the papers.

Jeanette asked if there were any more comments or discussions on the Rules & Regulations. Tom Ruvarac noted that there are generally two types of comments that you get with a document like this, one is editorial, i.e., spelling, grammar, and the other is substantive. He asked if Jeanette wanted both types of comments to go to her or if they should be directed in two areas. Jeanette stated there should be one so-called clearing house and the document is on her computer, so she would take the comments. Tom asked what format she wanted the comments in, i.e., electronic. She replied that a written format would be preferred, as in an e-mail through the web site.

## 2. BOARD APPOINTMENT

Jeanette addressed the opening on the Board by stating that someone had stepped forward to take over the Treasurer's position. His name is Scott Swing and he lives in Inverness. He is a CPA with an extensive financial background and he is helping with the Rules & Regulations document and will be present at the next meeting.

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

Kim Karas - The Woods - Has a question on Rules & Regulations regarding written warnings and the statement that there is a five day period after receipt of the warning in which to request a hearing to protest it, how do you verify when the notice was received. Jeanette replied that it would be sent by certified mail with proof of delivery.

Bill Poppe - Mayfair - Had a question regarding the parcel of land on Vaughn Road and McCoy. It was explained that this was part of the Brentwood Estates subdivision.

Wayne Johnson - Stanfield - Commented on the basketball regulations that they poles must be painted black. He suggested that they could also be aluminum or stainless steel as neither of these rust. Also questioned the restrictions in the CC&Rs on use of lakes in the neighborhood prohibiting fishing. Mary Armstrong replied that the multifamily units were advised by their insurance company to put up a sign prohibiting fishing, swimming, etc., because if someone were to fall in, they would be liable.

Joan Hurst - Aspen - Stated she received an e-mail regarding a driveway extension to a residence in her subdivision, and for the record it has been there before the people moved in.

**XII. ESTABLISH NEXT MEETING DATE**

The next Board meeting will be Monday, April 23, 2001, changed from the third Monday to the fourth in order to give a full and complete comment period for the Rules & Regulations document. The next Communications Meeting will be April 2, 2001.

**XIII. ADJOURNMENT OF BUSINESS MEETING**

Jeanette entertained a motion to adjourn the meeting at 8:06 P.M.

**MOTION:** Mary Armstrong motioned to adjourn. Kermit Lee seconded the motion.

**DISCUSSION:** None.

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

Respectfully submitted,

Mary Armstrong, Secretary  
Oakhurst Community Association