

# OAKHURST COMMUNITY ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

April 18, 2000 - 7:00 p.m.  
at Oaks Recreational Club

### MEETING MINUTES

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

President Robert Nasenbeny, at the Oaks Recreational Club clubhouse, called the Tuesday, April 18, 2000 meeting of the Oakhurst Community Association (OCA) Board of Directors to order at 7:00 p.m. A quorum of the Board was present. Nick Furibondo 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	M. Jeanette Reida	Director & Treasurer
	X	Kevin Suckow	Director & Secretary
	X	Kermit Lee	Director
	X	David Fish	Director
			Open Multi-family position

Also in attendance was Property Manager Kelly Henry, representing Baum Property Management (BPM), and the following Neighborhood Representatives:

Neighborhood Representative	Representing	Neighborhood Representative	Representing
John Rahn	Ashbrook	Tom Ruvarac	Wild Meadows
Charlotte Dockstader	Aspen		
Joan Hurst	Aspen	Kim Karas	The Woods
Lynn Minnis	Breckenridge		
Donald Houck	Carriage Estates	Leigh Mull	Heather Glen Assn.
Jonathan Lack	Carriage Estates		
Karen Mrozek	Carriage Estates		
Therese Knight	Inverness		
Doug Gienger	Inverness		
Bill Poppe	Mayfair		

President Bob Nasenbeny welcomed everyone to the meeting, and reviewed the various parts of the meeting agenda.

## II. RESIDENT FORUM

Therese Knight, Inverness – What decisions were made, if any, concerning relocating the basketball hoops as a means to reduce traffic and non-resident use of the common areas? Bob responded that there were no short-term plans.

Lynn Minnis, Breckenridge – Lynn's house backs up to Reba Steck School, and commented on the lack of consideration dog owners have displayed in failing to curb their dog(s). Lynn asked for ideas on raising the awareness of this problem, perhaps asking the school to send home notes or asking the school's PTA to make a statement. Nick Furibondo commented that the problem occurs on school grounds, but is surely not caused by the school itself. Signs similar to those, which will be discussed later for the Oakhurst Park, may be a more effective solution.

Tom Ruvaric, Wild Meadows -- Dog owners are not curbing pets. Also reported two crab apple trees were damaged on the island on Oakhurst Drive near McCoy. Tom also raised a concerned about a situation where multiple families will be moving into a single-family residence soon in his sub division. The question was raised whether there were rules or regulations, either with the Oakhurst Community Association or the City or Aurora, which might bear on this issue. Bob Nasenbeny replied that the City of Aurora has rules on this issue.

Tom Ruvaric, Wild Meadows & Leigh Mull, Heather Glenn - An ad hoc committee was formed to review the condition of the signs in and around Oakhurst. The committee was asked to survey the signs, record their presence and note their condition so that a sign maintenance program can be considered. Tom and Leigh did an exemplary job of documenting the placement and conditions of the signs. The report they submitted will be retained by the property manager, and these conclusions / recommendations were made:

1. Keep neighborhood signs in place
2. Consider adding four additional Oakhurst signs at entrances to the Community that are not currently marked.

Mary Armstrong – Heather Glenn – Have plans been made for a community-wide garage sale? It is scheduled for the weekend of May 5. Bob responded that a local realtor sponsors the event; OCA does not manage it.

Linda Hunt – Woods of Oakhurst – Volunteered to help on the committee to re-write the CC&Rs and the Modification Form.

## III. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

Bob noted that this forum is to allow representatives to comment on anything regarding the agenda, prior to the business portion of the meeting. All comments were made as part of the Resident Forum, and no Neighborhood Reps comments were made.

## IV. APPROVAL OF MARCH 20, 2000 MEETING MINUTES

Bob noted the following change to the minutes – remove Mika Baum's name from the Minutes; only Kelly Henry, of BPS, was present.

Bob Nasenbeny entertained a motion to approve the March Minutes.

**MOTION:** Kermit Lee moved to approve the Minutes as amended. David Fish seconded the motion.

**DISCUSSION:** None.

**VOTE:** Motion passed, 5-0.

**V. DIRECTORS AND OFFICERS REPORTS**

**Treasurers Report -- Jeanette Reida**

Jeanette reported that she had received the preliminary audit report from the firm reviewing our books, and no irregularities were found. Jeanette also reported that no income tax filing was required. The cash report was then given. Therese Knight asked whether the Association is permitted to invest its funds in mutual funds, stocks or other investment vehicles. Jeanette responded that they are permitted to do so, and such an idea is being considered. Jeanette recommended that the maturing operating CD be invested in FDIC insured investments with varying maturities to meet expected expenses with no maturity to exceed 6 months. She also recommended that the maturing reserve CD be invested in varying maturities with no maturity to exceed one year. The cash report was then given. The total cash position at 4/18/2000 was \$273,664.49.

**Cash Summary Report 5/16/00**

Balance Sheet Asset Item	Current Balance	Transfer Amount	Final Balance
<b>OPERATING FUNDS</b>			
Checking Account	\$21,604.22	\$10,000.00	\$31,604.22
Accounts Payable	(\$27,672.78)		(\$27,672.78)
<b>Net Checking</b>	<b>(\$6,068.56)</b>	<b>\$10,000.00</b>	<b>\$3,931.44</b>
<b>Operating Investments</b>			
Money Market - 7 day yield 6.01%	\$55,478.58	(\$10,000.00)	\$45,478.58
CD – Matures 8/10/00 - 6.10%	\$50,000.00		\$50,000.00
<b>Net Operating Investments</b>	<b>\$105,478.58</b>	<b>(\$10,000.00)</b>	<b>\$95,478.58</b>
<b>Total Operating Funds</b>	<b>\$99,410.02</b>	<b>\$0.00</b>	<b>\$99,410.02</b>
<b>RESERVE FUNDS</b>			
Money Market - 7 day yield 6.01%	\$4,661.80		\$4,661.80
CD – Matures 8/10/00 6.10%	\$45,000.00		\$45,000.00
CD – Matures 5/10/01 6.85%	\$100,000.00		\$100,000.00
<b>Total Reserve Funds</b>	<b>\$149,661.80</b>	<b>\$0.00</b>	<b>\$149,661.80</b>

<b>GRAND TOTAL</b>			
Total Operating Funds	\$99,410.02	\$0.00	\$99,410.02
Total Reserve Funds	\$149,661.80	\$0.00	\$149,661.80
<b>Grand Total Cash Position</b>	<b>\$249,071.82</b>	<b>\$0.00</b>	<b>\$249,071.82</b>

**Kermit Lee –**

Kermit discussed a situation of trying to get Gladstone Builders to landscape their model home still occupied by the builder. He suggested that the Board consider a resolution to fine a builder that does not complete the landscaping within a reasonable period of time after the house has been completed. Kelly Henry (BPS) has tried calling Gladstone Builders numerous times, and finds them non-responsive. She has called Aurora Venture to discuss removing the large sign on Eola, and the City of Aurora to see if there are city ordinances being violated by the sign on the back of the house. Kermit also reported that the island near Aspen is in need of landscaping.

**Bob Nasenbeny –**

Bob reviewed a discussion that was held between the Board of Directors and the Management Team of The Oaks Recreation Center. The original intent of the meeting was to seek permission to install an 8-foot fence around the pool, which is justified as a security and safety improvement. The discussion also included some brainstorming on initiating a widespread grounds improvement project, one that may approach \$200,000 - \$400,000. Items discussed were possible play ground equipment installations at the Oaks Park and near the pond off Cheshire, possible moving of the basketball hoops to make them more sheltered by the pool building, construction of and maintenance of the signs around the association, etc. Bob's purpose was to let the Neighborhood reps know that such an idea was proposed and will be considered for a future project.

Therese Knight added that, as asked, she polled some residents concerning having the Association pay to have satellite dishes moved. The most prevalent response was NOT to have the Association begin a precedent of paying for this type of expense. Again, considerable discussion arose around this issue – Tom Ruvaric raised many concerns about who would be liable for damage to the house if the contractor erred, Kim Karas asked if the homeowners were ever approached to move the dish, Jonathan Lack suggested that the neighbors in the sight line of the dish should be given the right to approve placement of the dish. Joan Hurst suggested people are too timid to raise the point, and Bill Poppe suggested they be asked to paint the dish to match the roof color. Pavilion lighting was too expensive (quotes came in ~\$13,000).

**Nick Furibondo –**

Nick reported on the progress made in the re-writing of the CC&Rs. Attorney Mark Pearlstein had been contacted and informed his firm was chosen to guide the association through the process. Mark said no retainer was necessary, and that his relationship with our association had grown to the point where a retainer was not

necessary. Mark agrees that the CC&Rs should reflect the process of governing the association, and the rules and regulations should be considered outside of the body of the CC&Rs. He will review in depth the current document and make recommendations in time for our next board meeting concerning his recommendations.

**Kevin Suckow –**

The dirt mound in Wild Meadows was discussed. Tom Ruvaric had talked to Jeff Palmquist (Fox Valley Park District) who discussed this with AV, and they are very much behind schedule. In fact, they have missed the planting window this year, and the mound will not be worked on until the fall. Alderman Chris Beykirch will be contacted for help.

The Welcome Committee has completed the “welcome packet” and it is now ready for printing. The packet will include a map of Aurora and an Alderman’s Guide. A drop box, which had been under consideration, has been shelved.

**David Fish**

A foreclosure is proceeding in Heather Glen to recover past assessments owed to that sub-association. Assessments are also owed to the Master Association, and the revenue from renting the unit will be split 70% for Heather Glen and 30% for Oakhurst Community Association.

Ryland Builders has asked that the new multi-family units being built on East New York Street / Kautz Road be annexed into the Oakhurst Community Association. Ryland has agreed to pay the legal fees required for exploring the opportunity for annexation, and if voted upon, the annexation itself." Attorney Mark Pearlstein will perform the work for the parties.

Overnight parking issues were discussed with our attorney. There is little we can do to regulate parking on public streets. Private streets can be regulated.

**VI. COMMITTEE REPORTS**

**Recreation** – Jonathan Lack reported that soccer has begun. The tennis contract with Rush Copley is awaiting an insurance letter, and registration is scheduled for May 10.

**Landscape** – Mike Baum (BPS) and Jim Boyne (Committee Chairperson) completed a drive through. They recorded a list of landscaping needs and reviewed the spring mulch project.

**Modifications** – Kelly Henry (BPS) reported many modification requests continue to be submitted – mostly fences and patios.

**Internet** – Lawrence Lerner reported that 19 residents have signed up for groups at the Oakhurst web site. He feels more people are needed to reach a critical mass to have an effective group dynamic. He suggests this is an excellent mechanism to conduct polls, online discussion forums, etc. Some questions were raised where were the links, how do you sign up, Etc.

## VII. PROPERTY MANAGEMENT REPORT

Kelly Henry, of Baum Property Services, reported that the pavilion washrooms are open all the time now. The lights will be left on constantly.

"No Golfing" and "Curb your Dog" sign proposals are now in. Smaller signs are \$58 each - 18" x 24" are \$95 each.

A pavilion light mounted on the pavilion itself could be installed for \$500. Kelly questioned the effectiveness of a light in this position.

Entrance signs were quoted at \$1735 each (aluminum).

A traffic accident occurred and the association was already reimbursed \$1600.

## VIII. NEW BUSINESS

Bob Nasenbeny entertained a motion to fill the remaining Director position, which expires September 2000.

**MOTION:** Jeanette Reida moved to approve Mary Armstrong as Director. Nick Furibondo seconded the motion.

**DISCUSSION:** None.

**VOTE:** Motion passed, 5-0.

Bob Nasenbeny entertained a motion to approve the Association bank transactions for the next 30 days per Jeanette Reida's recommendation.

**MOTION:** Kevin Suckow moved to transfer \$10,000 from the operating money market account to the checking account to cover accounts payable. Jeanette Reida seconded the motion.

**DISCUSSION:** None.

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

Bob Nasenbeny entertained a motion for the Association to spend \$250 to print 200 copies of the Oakhurst "welcome" brochure for new residents per Kevin Suckow's recommendation.

**MOTION:** Kevin Suckow moved to spend \$250 on 200 copies of the Welcome brochure. Nick Furibondo seconded the motion.

**DISCUSSION:** None

**VOTE:** Motion passed, 5-0 (Jeanette Reida not present)

**IX. NEIGHBORHOOD REPS CLOSING STATEMENTS**

**Bill Poppe** – The mulching was very well done. Problem was – we may have mulched property that did not belong to the association.

**Kim Karas** – Asked if the sprinkler system for the common areas is ready for summer. This system is the responsibility of Western DuPage landscaping (WDP). It may need maintenance, and should be looked at soon. Bob Nasenbeny reported that WDP has checked the system and it is ready for summer.

**X. ESTABLISH NEXT MEETING DATE OF MAY 16, 2000**

The next meeting of the Board of Directors will be Tuesday, May 16, 2000.

**XI. ADJOURNMENT OF MEETING**

Bob Nasenbeny entertained a motion to adjourn the meeting.

**MOTION:** Kevin Suckow moved to adjourn the meeting. David Fish seconded the motion.

**DISCUSSION:** None

**VOTE:** Motion passed, 5-0 (Jeanette Reida not present)

Respectfully submitted,

Nick Furibondo, Vice President  
Oakhurst Community Association