

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 26, 2005

AT OAKS RECREATIONAL CLUB

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, April 26, 2005 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 Oaks Recreational Club. A quorum of the Board was present. Bill Poppe 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	Laura Jackson	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.

Carol Corrigan 2655 Carriage Way

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

Country Homes

Julie Schroeder 3065 Anton

Open

Multi-Family Neighborhoods

Autumn Lakes Condo Assn.

Ron Joyce, President 3124 Autumn Lakes Dr.

Country Homes of Oakhurst Assn.

David Wilson, President 3125 Anton Dr.

Heather Glen Assn.

Erika Goerich c/o Baum Property-
Loree King- Mgr

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)

Jonathan asked if there were any neighborhood reps who wished to address the Board.

1. Bill Poppe- Enjoyed the news story on the Baum Bear Bus. Per Jonathan, it will also be in the Metro section of Sunday's Trib.
2. Charlotte Dockstader- Questioned grass area on west side of Aspen Lane wetlands... needs attention. Does not think this area got seeded last year.
3. Penny Priebe- Asked for a No Skating, No Fishing, etc. sign for the pond.
4. Mike Chovancak- Questioned street paving, per Jonathan, this is monitored by the city. Send a request to Ald. Beykirch if there is a street recommended for paving.

III. RESIDENT FORUM-

1. Mulch bill for \$50 to Mr. Steven Moen, will discuss after meeting.

IV. APPROVAL OF DATE BOARD MEETING MINUTES

Jonathan Lack entertained a motion to approve the adjusted minutes, March, 2005 (Lewis Bullock was present at March meeting, was not recorded on previous minutes):

MOTION: Claudia

SECOND: Connie

DISCUSSION: None

VOTE: Motion passes, 5-0

IV. DIRECTORS AND OFFICERS REPORTS

1. Laura Jackson's final meeting, as she is moving out of Oakhurst. Possible replacement for the Secretary position to be discussed after meeting.

VI. TREASURER'S REPORT

Scott Swing reported on our current Reserves and Cash position: Mike Baum reported \$ 335631.00- operating, \$ 156339- reserves.

VII. COMMITTEE REPORTS

a. Recreation- Jonathan Lack

1. Tennis court resurfacing- Need consecutive weather of more than 50 degrees for repairs to take place. Rush Copley will be utilizing the courts for lessons in agreement with terms stated in 2004.

2. Volleyball courts- Phase 2 will be next, Lewis Bullock questioned why workers were there in December and where our nets are. Jonathan explained this will be part of Phase 2, however, OH wants to review Phase 1 work (sand and drainage).

b. Modifications- Bill Poppe-

13 modification submitted in 2005, 11 approved, 1 rejected, 1 on-hold.

Revisions to Arch.Guidelines & flagpole requirements- Draft version to be posted to web site early May for Neighborhood Rep. review.

Basketball hoops- Portable vs. permanent stated in revised Guidelines.

c. Internet- Melinda Lerner- Nothing to report.

d. Traffic - Rick Mervine- Nothing to report from Rick, per Jonathan, engineering changes to Eola Rd. barrier.

e. Newsletter - Scott Swing- Nothing to report.

VIII. MANAGEMENT REPORT-

a. Landscape- Acres off to a good start, mulch is completed. Spring walk-thru on 4/29.

b. Entry lighting- New company has bid to light up more corners of OH.

c. Tennis court resurfacing- Mid May for crack filling.

d. Bob Nasenbeny has agreed to perform chores at the tennis court/park area.

e. Delinquencies- Reports provided to the board, serious delinquencies will be going to court in June.

f. Accident report & collections- Are progressing, next month

Tina will have a more detailed report.

- g. Split rail fence- To be inspected on Spring Walk-Thru, 4/29. Per Lewis Bullock, review area east of park.
- h. Inspector status- Walter Duy has completed 2-3 inspections and reported violations.
- i. Tuckpointing- Mike to meet with IWS, need touch-ups on last year's tuckpointing.

IX. OLD BUSINESS-

- a. None to discuss.

X. NEW BUSINESS

- A. 2005 Capitol Improvements- Entry Wall lighting- Phase 3
- B. SPRING WALK-THRU- APRIL 29TH, 8 AM
- C. 2005 GARAGE SALE- FRIDAY, MAY 20TH & SATURDAY, MAY 21ST

XI. OPEN FORUM (CLOSING COMMENTS)

- 1. Mike Chovancak- Questioned pool house and Owners ability to make needed repairs to shower areas.
- 2. Steven Moen- Asked Board their opinion if the clubhouse was removed, instead only shower and bathroom areas would remain. Board expressed interest in keeping the clubhouse and pool, but the Board has no official comment.
- 3. Claudia Schmidt- Expressed interest in having some sort of Neighborhood activity, perhaps a kite festival. Jonathan suggested Claudia put a write-up in the Oakhurst Oracle.

XII.- ESTABLISH NEXT MEETING DATE- Next meeting will be May 24, 2005.

XIII.- MOTION to adjourn

MOTION: Scott Swing

SECOND: Gary Grissinger

DISCUSSION: None

VOTE: Motion passes, 5-0