

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 25, 2006

AT Eola Community Center

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, April 25, 2006 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 Eola Center. A quorum of the Board was present. Erika Goerich 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	Erika Goerich	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 330 Pinecrest Ct.
Open

Aspen

Charlotte 2908 Aspen Ct.
Dockstader*
Sue Ellen Gerchman 145 Alderwood

Autumn Meadows

Pat Haugen* 2207 Beaumont Ct

Open position
Open position

Breckenridge

Lynn Minnis * 2431 Millington Ct.
Mike Chovancak* 250 Millington Ln
Open position

Carriage Estates

Karyn Mrozek 2697 Carriage Way
Barb Garitty* 2664 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

Mayfair

Bill Poppe* 2885 Carriage Way
Bob Dixon 2721 Asbury Dr.
Joe Babcock 30 Richmond Lane

Stanfield

Lewis Bullock* 2765 Carriageway

Open position
Open position

Summerfield

Debbie Beaty 284 Meadowview Lane

Debbie Basak 308 Foxworth Ct.
Open position

The Woods

Kim Karas 21 Norfolk Ct.
Matt Boehnke 4 Westmoor Ct.
Duane Pifko 80 Forestview Lane

Wild Meadows

Open
Steve Bosco* 3123 Wild Meadow Ln.

Open position

Multi-Family Neighborhoods

Autumn Lakes Condo Assn.

Ron Joyce, President 3124 Autumn Lakes Dr.

Country Homes of Oakhurst Assn.

Julie Schroeder* 3065 Anton

Heather Glen Assn.

Jeff Rutan 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)

A. Landscaping Concerns - A representative of Acres was present at the meeting and neighborhood representatives were asked to ask any landscaping questions at this time.

1. On Oakhurst near Eola it was reported that there is bare soil where cars cut the corners too short. Grass will be repaired at the corners. A rock will be installed at the end of island
2. The steel post on McCoy near Vaughn needs to be taken down.
3. Acres' crews will let Baum know about any graffiti they encounter. The graffiti situation is being addressed by city, park district, etc. and it is not gang graffiti. Cleanup is performed by City, but the police must be called first.

B. Non-landscaping Concerns -

1. Basketball hoops - As of January 1, 2007 all basketball posts must be permanently installed.
2. Bathrooms at the park - The doors on the bathrooms are no longer closing automatically and the doors stay open all night. Baum will have the doors repaired.

III. RESIDENT FORUM-

None

IV. APPROVAL OF DATE BOARD MEETING MINUTES

Jonathan Lack entertained a motion to approve the adjusted minutes, January 24, 2006:

Motion: Claudia Schmidt
Second: Connie Gallagher
Discussion: None
Vote: 6-0

IV. DIRECTORS AND OFFICERS REPORTS

Gary Grissinger and Erika Goerich are resigning from board due to moving out of the neighborhood. One single-family and one multi-family position are vacant on the Board.

VI. TREASURER'S REPORT

Scott Swing reported on our current Reserves and Cash position:
\$ 317,031.49- operating
\$ 197,669.82- reserves
\$ 514,701.31 total

Bill Poppe asked if repairs are planned for the retaining wall near Osco.

VII. COMMITTEE REPORTS

A. Recreation- Jonathan Lack

1. Soccer has begun
2. At the playground the tire swing needs a new tire. Tina will work on getting the tire replaced.

B. Modifications- Bill Poppe-

Approved: 4
Pending: 1

C. Internet- Melinda Lerner-

Meetings are listed on the website as once per month at the Oaks. Melinda will be contacted to change this to once per quarter at the Eola Center.

D. Traffic - Rick Mervine-

1. The traffic committee is in the process of looking at City's traffic calming plan. Traffic counters and monitors will be installed throughout the neighborhood mostly on long roads and cut-throughs.

2. Alderman Beykirch's street resurfacing plans should be released Wednesday.
3. May 1 is the deadline for ComEd to present a plan to remove the water barrels on Eola. Oakhurst has offered property to move the boxes behind the berms.

E. Newsletter - Scott Swing

None

VIII. MANAGEMENT REPORT-

- A. **Landscaping** - Acres presented several quotes based on April 21, 2006 walkthrough. The Board needs to discuss these items further.
- B. **Entry lighting** - New York Street entry lighting inspection done in February. Two lights need to be replaced at a cost of \$500 each.
- C. **Dominick's Pond Maintenance** - Dominick's/Safeway has sent a check for \$1,100 for their share of the pond/storm water maintenance following the sale of one of the parcels of land near Dominick's as required.
- D. **Aerators** - Three of the ponds need power hookups. The quote for bringing electrical service to the ponds is \$3,000-5,000. Aerators will likely cost \$4,800 each. The whole project should be around \$28,000.
- E. **Game fish** - For \$.60 each we can obtain game fish for ponds.
- F. **Split rail fence** - Bid for new fence is \$5,685.00 with posts set in limestone. Jonathon suggests repairing the fence by screwing the rails to posts. The one area that doesn't have rails and will remain open near pool for people coming off Eola bridge.
- G. **Inspector** - Continues to be in neighborhood. Violations for holiday decorations have been noted and corrected.
- H. **Path Sealcoating** - Mike obtained a quote to sealcoat the walking path in the park. The quote is \$10,000 and does not include parking lot. Since the path was recently sealcoated, this project will likely wait until 2007.
- I. **Tennis Court** - Claudia inquired as to whether or not the tennis court surface has a warranty because cracks have begun showing. Mike to investigate

IX. OLD BUSINESS-

A. None to discuss.

X. NEW BUSINESS

A. Abbingtion Woods - no representatives present.

B. Neighborhood sign improvements - Mike obtained a quote to install aluminum panels on the signs with the letter permanently attached. The Board asked for a quote to replace the signs completely with a composite material since the wood on the signs is beginning show its age.

XI. OPEN FORUM (CLOSING COMMENTS)

The neighborhood garage sale will be May 19 and 20, 2005.

XII.- ESTABLISH NEXT MEETING DATE-

Next meeting will be July 25, 2006.

XIII.- MOTION to adjourn

MOTION: Phil Hanson

SECOND: Gary Grissinger

DISCUSSION: None

VOTE: Motion passes, 6-0