

# OAKHURST COMMUNITY ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

April 24, 2007

Oakhurst Pool Building

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

The Tuesday, April 24, 2007 meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:15 P.M. by President Jonathan Lack at the Oakhurst Pool Center. A quorum of the Board was present. The following Board Members were in attendance:

Absent	Present	Board Member	Board Title
	x	Jonathan Lack	Director/President
	x	Doug Gienger	Director
X		Scott Swing	Director/Treasurer
	x	Claudia Schmidt	Director
	X	Connie Gallagher	Director/Vice Pres
	x	Phil Hansen	Director
	x	Jeff Rutan	Director
	x	Mike Baum	Baum Property
	x	Rhonda Sitterly	Baum Property

#### Guests:

The Neighborhood Representatives in attendance are marked with an X:

<b>Ashbrook</b>				<b>Mayfair</b>		
Julie Rodriguez	330 Pinecrest Ct.			Bill Poppe	2885 Carriage Way	X
Open				Bob Dixon	2721 Asbury Dr.	
				Joe Babcock	30 Richmond Lane	
<b>Aspen</b>				<b>Stanfield</b>		
Sue Ellen Gerchman	145 Alderwood			Lewis Bullock	2765 Carriageway	X
Charlotte	2908 Aspen Ct.	X		Open position		
Dockstader				Open position		
<b>Autumn Meadows</b>				<b>Summerfield</b>		
Pat Haugen	2207 Beaumont Ct	X		Open position		
Open position				Debbie Basak	308 Foxworth Ct.	
Open position				Open position		
<b>Breckenridge</b>				<b>The Woods</b>		
Lynn Minnis	2431 Millington			Kim Karas	21 Norfolk Ct.	
	Ct.					
Mike Chovancak	250 Millington Ln			Matt Boehnke	4 Westmoor Ct.	
Open position				Duane Pifko	80 Forestview Lane	
<b>Carriage Estates</b>				<b>Wild Meadows</b>		
Karyn Mrozek	2697 Carriage Way	X		Open		
Barb Garitty	2664 Carriage Way			Steve Bosco	3123 Wild Meadow Ln.	
Open Position				Open position		
<b>Inverness</b>						
Open position						X
Rick Mervine	690 Waterbury Dr.	X		Open		
Dennis Egan	660 Waterbury Dr.					
Andy Robertson	2361 Inverness Ct.					
Rich Mayer	2355 Waterbury Cr					

**Multi-Family Neighborhoods**

**Autumn Lakes Condo Assn.**

Ron Joyce, President

3124 Autumn Lakes Dr.

**Country Homes of Oakhurst Assn.**

Janet Begeman

3145 Anton

**Heather Glen Assn.**

Jeff Rutan

**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. Lewis Bullock stated that he was very glad to see the Board out inspecting the community last week during the landscape walk.
- B. It was announced that 4 of the monument walls are being redone this year and the work has started and is coming along nicely.
- C. A homeowner stated that there has been a solicitor in the neighborhood offering hail damage services. There was some question as to whether this was a legitimate operation and all homeowners should be careful.
- D. Janet Begeman introduced herself as the new Country Homes representative, replacing Julie Schroeder.

**III. RESIDENT'S FORUM**

- A. A lengthy discussion regarding the basketball hoop rule. A homeowner stated that the "sleeves" are not always available from the manufacturers. Another homeowner asked for a written guarantee that the rule would not change again in the next 15 years. Homeowners complained that the original rule did not allow permanent hoops and was then changed to only allow portables and now has changed again to only permanent.

- B. Another discussion regarding the use of the park basketball hoops revealed that homeowners have concerns with "outsiders" using the courts that are supposed to be for Oakhurst residents; thus leaving the Oakhurst children with no where to play basketball. More enforcement of this rule and more signs need to be posted. A suggestion was made to post signs that state that "proof of residency may be required". Parents should also get involved by going to the courts with their kids to help enforce the rules. President Lack stated that four signs should be ordered and should be bi-lingual.
- C. Homeowners questioned the reasoning behind the decision for the rule to ban portable hoops. The answer was mostly for aesthetics. Many people did not follow the rules and they were using sandbags, leaving them in the streets and leaving them tipped over.
- D. Questions about "grandfather" clause. This was not a feasible possibility and would be impossible to track and enforce.
- E. Homeowners who can't afford to pay for a permanent hoop are being penalized. Rick Mervine stated that there is a steel tube company in Montgomery that will cut a tube for any size pole so that the portable can be converted for in-ground use. The company information is Anco Steel at 1050 South Lake Street, 630-264-6020. Jonathan stated that this information can be posted on the website for the homeowners. Homeowners should be sure that the hoop is placed correctly since it is permanent.
- F. A brief discussion regarding talking with Tall Grass regarding sharing weekend security patrols.
- G. A section of sidewalk by Mapleside needs repaired. Homeowners can call 264-info to report.
- H. The pond on Asbury has scum; has been treated once already and a second treatment will be arranged. A decision on aerators is close so the pond situation will improve shortly.
- I. Question regarding the 50/50 arrangement for sidewalk repairs and the condition of sidewalks near the wetlands (Aspen neighborhood). This is Park District responsibility. Acres has been mowing near there as a courtesy.
- J. Bill Chinetti asked about noise ordinances for loud music. Rick Mervine said that anything over 75

decibels 75 feet away is illegal and he should call the police if there is a problem.

#### **IV. APPROVAL OF JANUARY 23, 2007 BOARD MEETING MINUTES**

Connie Gallagher made a motion to approve the minutes of the January 23, 2007 meeting.

Motion: Connie Gallagher

Second: Phil Hansen

Vote: 5-0

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

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

Mike Baum reported on the current cash and reserves: \$344,000.00 in checking, \$270,000.00 in reserves, \$614,000.00 total.

#### **VII. COMMITTEE REPORTS**

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

Soccer has started.

##### **B. Modifications - Bill Poppe**

Eighteen so far in 2007.

##### **C. Internet - Working.**

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

- Audits being done in several locations: Cheshire, Oakhurst to Breckenridge and both sides of Eola. Radar signs are installed on McCoy but are not running yet.
- The new roadway by the salt dome is in progress. The demolition has been done and the utilities started. The 90 degree angle of the road will be gone.
- The speed limit is now 25 mph and the water restriction is permanent.
- Rhonda will call the city about the graffiti on the weir again.
- The new fire station will be ready in 2 months.

##### **E. Newsletter**

**None**

## **F. Landscape - Claudia Schmidt**

- The work on the walls has started and looks great. The landscaping will be lower and the lighting will flow freely.
- All five medians will be updated. Two-thirds will have perennials with the ends having seasonal flowers.
- Lewis Bullock said that there are 5 dead bushes by his house. They should be covered under warranty. Acres will inspect.
- Rhonda will call the Park District and ask if the paths can be seal coated.
- Question about the condition of the Autumn Meadows pond—belongs to the Park District.

## **VIII. MANAGEMENT REPORT - Rhonda Sitterly**

- A. Pond Aerator Status - Ross Electric has completed the electric phase. Aerator decision will be made shortly.
- B. The rec area washrooms are now open. A new windscreen and trash bin have been ordered. The fence around the tennis court needs repaired.
- C. A report was given on the violations and fines that have been issued since the last meeting. Those who complied with the basketball hoop rule had their fine reversed.
- D. Working on collections for those owing more than \$250. Warning letters have been sent to 20 homeowners giving 10 days to come current. They will now be sent to Pat Costello who has agreed to reduce the first letter fee to \$75 instead of the normal \$115. Five accounts are in foreclosure and 2 are with Dreyer-Foote.

## **IX. OLD BUSINESS**

Question was raised by Bill Poppe regarding sheds in the community. Out buildings are not allowed and someone will follow up on remaining sheds.

## **X. NEW BUSINESS**

- A. Heather Glen has requested annuals in front of their signs. A discussion about whose responsibility is this. Mike Baum stated that it would be a nice gesture to do this for all the entrance signs. Is it too late to do this for this year? Claudia and Bill will meet and discuss.

B. Discussion regarding mulch. The mulching will be done based on need, 1/3 of the community this year (North of McCoy) and the rotation will follow.

C. Since there is much confusion over who is doing what regarding the seasonal flowers at the entrances, Acres will be asked to give specifics.

**XI. ESTABLISH NEXT MEETING DATE**

Next meeting will be July 24, 2007 at the Oakhurst Pool Building.

**XII. MOTION to Adjourn**

**MOTION:** Phil Hansen

**SECOND:** Connie Gallagher

**Vote:** 5-0