

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 27, 2010

Oakhurst Pool Building

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, April 27, 2010 meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:00 P.M. by Vice-President Connie Gallagher 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/Secretary
	X	Claudia Schmidt	Director
	X	Connie Gallagher	Director/Vice Pres
	X	Phil Hansen	Director
	X	Jeff Rutan	Director
	X	Pat Haugen	Director
X		Mike Baum	Baum Property
	X	Rhonda Sitterly	Baum Property

Guests:

The Neighborhood Representatives in attendance are marked with an X:

Ashbrook

Marilyn Hollis	310 Pinecrest Ct.	X
Doug Lucas	261 Ashbrook Ct.	X

Mayfair

Bill Poppe	2885 Carriage Way	X
Joe Babcock	30 Richmond Lane	

Aspen

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

Stanfield

Lewis Bullock	2765 Carriageway	X
Open position		
Open position		

Autumn Meadows

Pat Haugen	2207 Beaumont Ct.	
Jim Valastro	2225 Beaumont Ct.	

Summerfield

Debbie Beaty	284 Meadowview Lane	
Debbie Basak	308 Foxworth Ct.	
Bill Bernard	2236 Thornwood Ct.	X

Breckenridge

Lynn Minnis	2431 Millington Ct.	
Bill Chinetti	2558 Breckenridge	X

The Woods

Duane Pifko	80 Forestview Lane	
Open Position		

Carriage Estates

Karyn Mrozek	2697 Carriage Way	
Barb Garitty	2664 Carriage Way	X

Wild Meadows

Steve Bosco	3123 Wild Meadow Ln.	X
Abha Dey	3119 Wild Meadow Ln	X

Open Position

Inverness

Rick Mervine	690 Waterbury Dr.	X
Robin Church		X
Linda Gula	846 Wintergreen Dr	X

Multi-Family Neighborhoods

Autumn Lakes Condo Assn.

Connie Gallagher 2984 Waters Edge X

Country Homes of Oakhurst Assn.

Janet Begeman 3145 Anton X

Judy George 3047 Anton

Heather Glen Assn.

Jeff Rutan X

3225 Heather Glen

The Townes of Oakhurst Homeowners Assn.

Jo Fredell Higgins, President 112 Cammeron Ct.

Neil DuBry 3022 Anton Drive

The Townes of Oakhurst Condo Assn.

R.J. Hansen

Hunters Glen Apartments

Penny Priebe, Manager 245 N. Oakhurst Dr.

Abington Woods

Ken Szczesny 2232 Stoughton

X - present

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

Lewis Bullock had questions regarding the new landscape vendor. It was explained that the contract just started on April 1 and that it will take some time for them to become familiar with the scope of the Oakhurst work. May 14 will be a drive through with the Board and the vendor. Homeowners are asked to contact the management company to report any issues they may observe.

III. RESIDENT'S FORUM

None.

IV. APPROVAL OF February 23, 2010 MEETING MINUTES

A motion to approve the February 23, 2010 minutes:

Motion: Claudia Schmidt

Second: Pat Haugen

Vote: 6-0

V. TREASURER'S REPORT

Jeff Rutan reported that as of March 31, 2010 there was \$279,633.66 in the regular checking and a total of \$414389.96 in assets.

VI. COMMITTEE REPORTS

A. Recreation - Connie Gallagher

Connie stated that the pavilion doors were replaced and the broken slide will be repaired, the playground mulch topped off and the volley ball court timbers replaced.

B. Modifications - Bill Poppe

10 in 2010 and 4 remaining from 2009. The Board approved a guideline for Rain Barrels. Discussion followed. The guidelines will be posted on the website and sent in the June Oracle to be effective beginning in July.

C. Internet - Robin Church

asked if more information could be posted on the website regarding the surrounding area.

It was explained that the website administrator is responsible for uploading information only, not content. Rhonda Sitterly explained that normally a community volunteer handles the content. The board will consider some possible ideas in the future.

D. Traffic - Connie Gallagher

Discussion regarding the CNN railroad and the stop light at McCoy/Frontenac which will be wind powered.

E. Newsletter

None.

F. Landscape - Claudia Schmidt

Claudia reported the board is working with the new landscape vendor on the current problems. Homeowners should email the management company with issues. Mulching will be done on a three year rotation. The area near Kautz is a focus for 2010. All other tree issues will be handled on a case by case basis. There are many ash trees that will need to be removed.

Claudia also talked about the Arbor Day project scheduled for May 1. Fourteen trees will be planted in the park by volunteers. A request was made for a volunteer to help with picking up the trees - a pickup truck is needed. Robin Church will contact Claudia. Lewis Bullock asked about dandelions near

Cheshire/Breckenridge; this area was not marked on the landscape map and will be corrected.

Bill Poppe asked about the S on the entrance sign at Cheshire/Mccoy; the letters have been replaced at various times and may not all match.

VII. MANAGEMENT REPORT - Rhonda Sitterly

A. RECREATIONAL/COMMON AREAS

1. **FROM LAST MEETING:** Damaged Slide – Part is ordered and will be replaced at the same time as the volley ball court border.
2. **FROM LAST MEETING:** Volley ball court railroad ties will be removed and replaced with playground border.
3. **FROM LAST MEETING:** Pavilion doors were replaced and painted. Restrooms were opened about 2 weeks ago. Bob Nasenbenny still has some interior repairs to finish.
4. The playground mulch will be “topped off” at the same time as the slide and volley ball court repairs.
5. Attached is a bid for power washing and painting the pavilion.
6. Obtaining bids for replacing the wooden neighborhood signs. This consists of removing the metal signs, replacing all wood and reinstalling the metal signs. Wild Meadows in need of work right now---will need to evaluate the others as the price is reduced by doing multiples.
7. Bob Nasenbenny requested fence repairs to the tennis court fence....Countywide will do the work as he has a welder on payroll. The picnic table repair was also done by Countywide (someone had loosened it from the ground by moving it back and forth).

B. COLLECTIONS/DELINQUENCY REPORT

The current A/R report is attached. A total of \$80,881 is outstanding, \$13,255 of which belongs to Hunters Glen. Many calls were received in April regarding the \$10 late fee---all were told if they paid in April the late fee would be waived. Will continue collection efforts.

C. MISC.

1. Aerators have been installed and a work order issued for line repairs for one that had muskrat damage. McCloud has done the first treatment of the ponds.
2. Irrigation system is scheduled for turn on May 20 with Call the Underground. The RPZ valves are still in the possession of Muellermist. Attempting to coordinate a pickup location and have asked Countywide to meet with the irrigation vendor to deliver on May 20.
3. Question as to whether the area along the Dominick's really belongs to Oakhurst and whether Oakhurst should be maintaining (map has been given to Claudia).

VIII. NEW BUSINESS

- A. Pavilion will be painted - one bid obtained so far; a second will be forthcoming.
- B. The Neighborhood wooden signs will be evaluated

and replaced as needed. Three bids were obtained.

IX. OLD BUSINESS

Covered in the management report.

X. ESTABLISH NEXT MEETING DATE

The next meeting will held on Tuesday, July 27, 2010.

XII. MOTION to Adjourn

Motion to adjourn at 8:20 PM

MOTION: Pat Haugen

SECOND: Phil Hansen

Vote: 6-0