

# OAKHURST COMMUNITY ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

May 25, 2004

AT OAKS RECREATIONAL CLUB

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

The Tuesday, May 25, 2004 meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:05 P.M. by President Jonathan Lack at the Oaks Recreational Club. A quorum of the Board was present. Rich Mayer 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/Treasurer
	x	Laura Jackson	Director/Secretary
x		Scott Swing	Director/Vice President
	x	Claudia Schmidt	Director
	x	Connie Gallagher	Director
	x	Mike Baum, Baum Property	
x		Adrienne Ludwig, Baum Property	

The following Neighborhood Representatives were in attendance:

#### Ashbrook

Julie Rodriguez  
Open

330 Pinecrest Ct.

#### Mayfair

Bill Poppe\*  
Bob Dixon  
Joe Babcock

2885 Carriage Way  
2721 Asbury Dr.  
30 Richmond Lane

P

#### Aspen

Sue Ellen Gerchman  
Charlotte Dockstader

145 Alderwood  
2908 Aspen Ct.

P

#### Stanfield

Lewis Bullock  
Open position  
Open position

2765 Carriageway

P

#### Autumn Meadows

Pat Haugen  
Open position  
Open position

2207 Beaumont Ct

#### Summerfield

Debbie Beaty\*  
Debbie Basak  
Open position

284 Meadowview Lane  
308 Foxworth Ct.

P

#### Breckenridge

Lynn Minnis \*  
Mike Chovancak  
Open position

2431 Millington Ct.  
250 Millington Ln

P

#### The Woods

Kim Karas \*  
Matt Boehnke  
Duane Pifko

21 Norfolk Ct.  
4 Westmoor Ct.  
80 Forestview Lane

#### Carriage Estates

Karyn Mrozek\*  
Barb Garitty  
Carol Corrigan

2697 Carriage Way  
2664 Carriage Way  
2655 Carriage Way

#### Wild Meadows

Matt Tomy\*  
Steve Bosco  
Open position

3118 Wild Meadow Ln.  
3123 Wild Meadow Ln.

P

#### Inverness

Doug Gienger \*  
Rick Mervine  
Dennis Egan  
Andy Robertson  
Rich Mayer

645 Waterbury Dr.  
690 Waterbury Dr.  
660 Waterbury Dr.  
2361 Inverness Ct.  
2355 Waterbury Cr

P

P

#### Country Homes

Julie Schroeder  
open

3065 Anton

P

**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

P

**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

**II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)**

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

1. Bill Poppe- On Oakhurst drive, the cable company attempted to put sod down to repair damages. Bill asked if OH board could make the necessary repairs as Comcast has not done an acceptable job.
2. Neil DuBry- Status on 10" trees on Eola, last tree has been taken down. Need to replace trees or implement some other sort of barrier. Solution to be discussed during New Business forum.
3. Lynn Minnis- Status on grass mowing on bridge off McCoy. Per Jonathan, it is intentionally long as it is prairie grass. Later this week the complete prairie landscape will be finished.
4. Debbie Basak- Issue with neglected properties, would like OH board to make more of an effort to control neglected properties. As per Jonathan, Mike Baum is making notes on offending properties and sending letters (the city of Aurora is also copied on the letters so they can enforce as well). As per Chris Beykirk, once the city gets notified the resident has 5 days to mow. If they do not, the city will send a mowing service and bill the resident. Debbie also raised issue with resident with large bush near school that blocks traffic.
5. Small area of grass in between sidewalk and wetlands in Aspen. Question as to who owns the area and can it be seeded as the grass is in poor condition.
6. Lewis Bullock- Inquired whether or not volleyball courts can be maintained. As per Jonathan, there has not been a large resident response to this issue, he will re-post to the web site for further consideration.

7. Chris Beykirch presented Oakhurst with an nomination for the Chandler Award for the Oakhurst McCoy Pedestrian bridge. Also Oakhurst drive between Eola and McCoy will be re-paved. June 25<sup>th</sup> is Ward 25 Downtown Alive night... there will be a bus to transport OH residents to the festivities.

**III. RESIDENT FORUM-**

(Combined with Neighborhood Rep forum).

**IV. APPROVAL OF DATE BOARD MEETING MINUTES**

Jonathan Lack entertained a motion to approve the minutes, April 2004:

**MOTION:** Connie Gallagher

**SECOND:** Gary Grissinger

**DISCUSSION:** None

**VOTE:** Motion passes, 5-0

**V. DIRECTORS AND OFFICERS REPORTS-** There were no reports.

**VI. TREASURER'S REPORT**

Mike Baum reported Balances as of 2/29/04

Vanguard	\$41,587.05
Smith Barney	\$148,759.79
Old Second	\$128,975.41
<b>TOTAL FUNDS:</b>	<b>\$319,322.25</b>

**VII. COMMITTEE REPORTS**

**a. Recreation- Jonathan Lack-** Rush Copley will be leasing courts from OH. Oakhurst will maintain prime hours of courts for resident use. The fees collected from use will help to cover tennis court crack filling. Soccer wrapping up, baseball will be starting.

**b. Modifications- Bill Poppe-** 24 new modifications requested for 2004 (one in May).

**c. Internet- Melinda Lerner-** Melinda working on a refresh/re-design for the web site.

**d. Traffic - Rick Mervine-** Presented board with plan for road barrier on Eola. Need to confirm OH property line... plan for 50 posts along roadway to keep cars from missing the curve and causing damage/accidents. Posts are break away and can be easily replaced and will be supplemented with sound-absorbing shrubs. Shrubs will be planted behind barrier and protect newly planted trees. Costs for posts will be absorbed by the Alderman's budget.

Mike Baum questioned our level of liability.. Rick to follow up. At this point there is no firm timeline.

**e. Newsletter**- Scott Swing- No updates.

**VIII. MANAGEMENT REPORT-**

- a. Landscape- Monthly status report provided by Western DuPage
- b. Shed status- Although sheds may have been permitted in old by-laws, unless residents can prove sheds were part of original property and therefore "grandfathered" in, the sheds must go. No new sheds will be permitted to be built. Debate versus whether or not sheds are permanent structures. Resident not pleased with OH CC&R declaration that does not permit storage sheds.
- c. Tuckpointing- Going on right now, Claudia to provide list of entries in OH needing signage.
- d. Kermit Lee to inspect OH during June for sheds, unkempt lawns and other outdoor offenses.

**IX. OLD BUSINESS-** There was no old business to address.

**X. NEW BUSINESS**

- A. Neighborhood picnic- June 13<sup>th</sup> in park
- B. Entry wall lighting- Board to meet after meeting to view lights.
- C. Basketball hoops- Board proposed move to only permanent hoops as many residents are not properly putting away or weighing down hoops.

**XI. NEIGHBORHOOD REPRESENTATIVE FORUM (CLOSING COMMENTS)**

No closing comments.

**XII- ESTABLISH NEXT MEETING DATE-** Next meeting will be June 22, 2004.

**XIII-** MOTION to adjourn

**MOTION:** Gary Grissinger

**SECOND:** Claudia Schmidt

**DISCUSSION:** None

**VOTE:** Motion passes, 5-0