

## OAKHURST COMMUNITY ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

June 19, 2000 - 7:00 p.m.  
at Oaks Recreational Club

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

The Monday, June 19, 2000, meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:00 p.m. by President Bob Nasenbeny, at the Oaks Recreational Club clubhouse. A quorum of the Board was present. Kevin Suckow called the Roll. The following Board Members were in attendance:

Absent	Present	Board Member	Board Title
	X	Bob Nasenbeny	President
X		Nick Furibondo	Vice President
	X	Jeanette Reida	Treasurer
	X	Kevin Suckow	Secretary
	X	David Fish	Director
X		Kermit Lee	Director
	X	Mary Armstrong	Director

The following Neighborhood Representatives were in attendance:

Neighborhood Representative	Representing	Neighborhood Representative	Representing
Joan Hurst	Aspen	Kim Karas	The Woods
Charlotte Dockstader	Aspen	Karen Mrozek	Carriage Estates
Jonathan Lack	Carriage Estates	Rick Mervine	Inverness
Therese Knight	Inverness	Linda Hunt	The Woods

In addition, Kelly Henry from Baum Property Services was in attendance.

President Bob Nasenbeny welcomed everyone to the meeting.

## II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

Bob asked if there were any neighborhood representatives who wished to address the Board this evening.

Theresa Knight, Inverness - Stated that she got a call from the resident whose property backed up to Kautz and McCoy who had two dead trees cut down a couple of years ago. She was wondering when they would be replaced.

Bob asked Kelly Henry to comment on this. She said that Western DuPage needed to go out to make an itemized report. She thought they would be replaced in the Fall. A brief discussion ensued regarding other dead trees on Oakhurst Drive.

Joan Hurst, Aspen - A question was raised regarding what happened to the sign in Aspen. It was noted that someone had chopped down the sign and laid it on the side, and a police report had been filed. Bob stated that Alderman Chris Beykirch was working with the city regarding this sign, and he was unaware that it had been removed in this way. It was also mentioned that a model home sign was removed and thrown into a drainage ditch on Aspen Lane. There was a brief discussion regarding these signs.

Rick Mervine, Inverness - Questioned the rumors going around that the park district was going to make changes to the area around the lake and in particular to the tot lots and playground equipment. He received a response from Theresa Knight that the lot on the south side of the lake in Lakewood is being torn down and is getting new playground equipment. The playground on the north side of the lake on the Oakhurst side is being left alone. They are also going to repave the path and fix some of the holes, as well as pave the gravel path that is on Kautz.

## III. RESIDENT FORUM

Bob Nasenbeny asked if there were any residents who wished to address the Board this evening. There were none in attendance.

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Bob noted that the meeting was now moving into the business portion.

## IV. APPROVAL OF MAY 16, 2000 MEETING MINUTES

Bob entertained a motion to approve the Minutes.

- MOTION:** Kevin Suckow moved to approve the Minutes. Mary Armstrong seconded the motion.
- DISCUSSION:** None.
- VOTE:** Motion passed, 4-0.

## V. DIRECTORS AND OFFICERS REPORTS

### A. Kevin Suckow - Secretary

Kevin stated that the New Resident Committee distributed Welcome Packets to the 44 new Oakhurst residents and recommended that the committee continue to do so as well as trying to schedule some events where the new residents can get together and feel a part of the community.

### B. David Fish - Director

David reported that there was a clarification on an issue raised regarding underground pet fences adjacent to the soccer fields, as the children tend to run across these fences. The opinion from the attorney is that pet fences should not be regulated even in this area, signs can be put up if chosen to do so, but he knows of no liability to the Board that could come about from this. Another item decided upon is to put the CC&Rs from the subassociations on the Oakhurst web site. He has asked several people for these, but has not received them as of yet.

### C. Jeanette Reida - Treasurer

Cash summary report - In the checking account, there is \$7,036.50. Bills need to be paid in the amount of \$24,313.46 that leaves a deficit of - \$17,276.96. Operating investments and money market currently have \$45,813.99. There is a CD that does not mature until August 10 in the amount of \$50,000.00. The total operating funds are \$78,537.03. To cover the deficit, she proposed that \$25,000.00 be transferred from the money market into the checking account, leaving a balance in checking of \$7,723.04. In the Reserve area, there is in a money market \$4,897.36. There is a CD that matures August 10 for \$45,000.00 and a CD that matures in May of \$100,000.00 for a total of Reserve funds of \$149,197.36. The grand total cash position is \$228,434.39. She noted that although there was no Board meeting scheduled for July, there would be receipts from the billing that is going out. She proposed a motion be made that she be given the discretion to transfer the excess funds in the money market so that it is earning interest. Bob asked what the current procedure was regarding this, he thought Jeanette already had the authority to transfer money into the money market account.

Bob made a motion to transfer \$25,000.00 from the Operating money market to the

checking to cover the June bills.

- MOTION:** Kevin Suckow moved to approve the motion. It was seconded by David Fish.
- DISCUSSION:** None.
- VOTE:** Motion passed, 4-0.

**D. Bob Nasenbeny - President**  
Bob reported on four items:

1. John Rahn surveyed all Oakhurst neighborhood entrances and made recommendations as to which ones need maintenance work. This work is still being researched.
2. Bob said that he visited a berm in Ashbrook between the commercial tenants on New York Street and about 20 homeowners. A fence is planned for the berm as a privacy buffer between the two groups. He and property manager Mike Baum agree that landscaping would be a better use of money that has been set aside for a fence on the berm. A survey should be taken amongst effected homeowners. A question was raised if the city had anything to say about this as they had made a special approval for the fence on the plan for that neighborhood. Bob stated that he would talk to Alderman Chris Beykirch regarding this.
3. Playground equipment will be installed this Fall by the Fox Valley Park District at a new park in the Woods. He noted that in the CC&R there is an option to do a special assessment or a neighborhood assessment for additional playground equipment at this new park or other parks. Kim Karas stated that she had talked to neighborhood residents about the park and that the main concern about doing a special assessment is that Brentwood Estates is a very large portion of The Woods area that would also be using the park and residents were concerned that they would put all the money into the park and that Brentwood Estates and Forestview would use the equipment, that it would not be fair to the Oakhurst residents.
4. Bob said he has been thinking of ways to better use the Community Center sand volleyball courts, since it gets virtually no use each year. One option is to install playground equipment there. To fund this equipment, there could be a special assessment or a neighborhood assessment. For a special assessment, 51% of the voting reps need to approve it. Bob projected a cost of \$100-\$200 per homeowner over 1-2 years.

## VI. COMMITTEE REPORTS

### A. Recreation Committee

Jonathan Lack reported that other than the items regarding the truck driving on the field and the electronic pet fences, baseball is well underway and is going well. He suggested having either Dick Briel or Western DuPage Landscaping to look into getting some paving stones for the front of the bathroom entrances.

### B. Landscape Committee

Kelly Henry was asked to speak in lieu of Jim Boyne. She had nothing to report at this time.

### C. Modification Committee

John Rahn reported that there were 76 modifications approved and waiting for completion. The ones that have been approved have been inspected. There is a backlog of 188 from last year. Linda Hunt asked what the reasoning was to inspect these since they are from so long ago. Bob noted that it was in the guidelines that they need to be approved. If it is found that modification approval had not been given for something, i.e., a fence that has been installed, and the Board finds out about it, the homeowner will be fined.

John suggested that these be sorted by neighborhood and perhaps with the help of neighborhood reps, the backlog would be cleared up. John also reported that the modifications from this year are up to date, although there are still 76 that have to be inspected, as the homeowners have not notified the committee that the jobs have been completed. Kelly Henry is in charge of the modifications for this year. The neighborhood reps volunteered to do the inspections for their areas.

### D. Internet Committee

Bob Nasenbeny spoke on behalf of Lawrence Lerner. He noted that they are doing surveys, via e-groups, to make it an interactive community.

### E. Nick Furibondo - CC&Rs

Bob Nasenbeny gave Nick's report. A group met after the Communications meeting two weeks prior and a protocol was developed for generating viable items for the CC&R rewrite. An e-mail was sent out to all who volunteered to serve on the team and responses have been gathered. Nick will generate a beta ballot within the next week and call a meeting of the team to produce the final ballot. These will be mailed out to the residents and have them returned to Baum Property Services where they will be sorted by subdivision and the ballots mailed or delivered to the voting member of the subdivision. This is

intended to give the rep guidance on the intentions of the residents they represent. A timetable was developed which will result in a vote to be taken at the September Board Meeting.

## VII. MANAGEMENT REPORT

Kelly Henry provided the landscape update. She thought Western DuPage did a nice job on their tree survey. She reported that residents in Ashbrook have requested that the cul-de-sac tree and bushes be cut back considerably as it is causing visual problems for the children in the cul-de-sac. It was brought up by Mary Armstrong that the bushes on New York and Oakhurst Drive between Hunter's Glen and the open field by Dominick's are so overgrown that visibility is poor and conditions are favorable for accidents. Kelly's next item for discussion is John Rahn's report on subdivision signs. She stated that John recommends that some signs be sanded and stained only. He noted that there were some signs that have never been painted or stained.

## VIII. OLD BUSINESS

There is no old business to be discussed.

## IX. NEW BUSINESS

### A. Western DuPage Proposal - Seven Projects

Bob Nasenbeny presented the following projects:

1. Drainage problem – there is a residential drainage problem where water accumulates in a backyard as a result of runoff from the berm on McCoy. Western DuPage has given a proposal for this project and Bob is requesting that the Association split the cost 50/50 with the homeowner. *There was a discussion and this work is tabled.*
2. Aspen – site prep work to a drainage ditch in the amount of \$933.
3. Aspen – six 6-ft blackhill spruce trees in the amount of \$1,890 to block traffic from going into a cul-de-sac. There was a discussion of this as it was brought up that Alderman Beykirch had stated that this cul-de-sac was a secondary entrance for emergency vehicles and only shrubs or grass could be planted here. *This work is tabled.*
4. Summerfield – work in the amount of \$347.50 to seed, add mulch and soil to bring the site up to sidewalk level. It was suggested that it be checked with the City if they would do this. *This work is tabled.*

5. Autumn Lakes – work in the amount of \$760 to replace 15 spireas in mass planting beds to rejuvenate the existing area.

6. Autumn Lakes – plant two trees in the amount of \$1,010.

7. Stanfield entrance on Oakhurst Drive – there are four missing 36" yews compared to the other entrances. These will be added at a cost of \$175 each, totaling \$700.

Bob entertained a motion to approve these expenditures.

**MOTION:** David Fish moved to approve the motion. Mary Armstrong seconded the motion.

**DISCUSSION:** None.

**VOTE:** Motion passed, 4-0.

**B. Handyman**

Bob Nasenbeny recommended that a handyman be hired at the rate of \$15 an hour, for up to five hours a week, plus any special projects. His responsibilities would be primarily the community park area. There was a discussion regarding the hiring of this person as an independent contractor versus an employee.

Bob entertained a motion to hire an independent contractor at the rate of \$15/hr.

**MOTION:** Kevin Suckow moved to approve the motion. David Fish seconded the motion.

**DISCUSSION:** None.

**VOTE:** Motion passed, 4-0.

**X. NEIGHBORHOOD REPRESENTATIVE FORUM (Closing Comments)**

Bob asked if any neighborhood representatives wished to address the Board.

Joan Hurst, Aspen – asked if the landscaping on Aspen Court that backs up to Waubonsie creek is maintained by Oakhurst. She noted that this area has grown wild and has not been mowed since last year. She was requesting that Western DuPage take care of this.

A comment was made regarding turn-around drives on Oakhurst Drive east of Eola, was wondering if this was going to be asphalted. Bob Nasenbeny replied that a bid would be taken on this.

Linda Hunt, The Woods - Asked Kelly if she could make copies of the Oakhurst maps. A question was raised as to putting the map on the web site. Bob replied that the map needed to be updated and then it would be possible.

Jonathan Lack, Carriage Estates – Asked about the status of the signs being made for the Community Center. Bob Nasenbeny stated that they should be done by the end of the week or early next week.

Kevin Suckow - Treasurer, Summerfield - Inquired updating the rep lists on the web site to include Mary Armstrong.

**XI. ESTABLISH NEXT MEETING DATES**

There will be no Communications or Board Meeting in July. The next Communications meeting will be on August 1. The next meeting of the Board of Directors will be on August 15.

**XII. ADJOURNMENT OF BUSINESS MEETING**

Bob made a motion to adjourn the meeting.

**MOTION:** Kevin motioned to adjourn. Jeanette seconded the motion.  
**DISCUSSION:** None.  
**VOTE:** Motion passed, 4-0.

Respectfully submitted,

Kevin Suckow, Secretary  
Oakhurst Community Association