

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

June 28, 2005

AT Eola Center

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, June 28, 2005 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 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	Connie Gallagher	Director/Vice President
	X	Erika Goerich	Director/Secretary
	X	Scott Swing	Director/Treasurer
	X	Claudia Schmidt	Director
	X	Gary Grissinger	Director
	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

Mayfair

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

Aspen

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

Stanfield

Lewis Bullock* 2765 Carriageway

Open position
Open position

Autumn Meadows

Pat Haugen* 2207 Beaumont Ct

Summerfield

Debbie Beaty* 284 Meadowview Lane

Open position
Open position

Debbie Basak 308 Foxworth Ct.
Open position

Breckenridge

Lynn Minnis 2431 Millington
Ct.
Mike Chovancak 250 Millington Ln
Bill Chinetti* **Need Address**

The Woods

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

Carriage Estates

Karyn Mrozek 2697 Carriage Way
Barb Garitty 2664 Carriage Way

Wild Meadows

Matt Tomy 3118 Wild Meadow Ln.
Steve Bosco* 3123 Wild Meadow Ln.

Open Position

Open position

Inverness

Doug Gienger * 645 Waterbury Dr.
Rick Mervine* 690 Waterbury Dr.
Dennis Egan 660 Waterbury Dr.
Andy Robertson 2361 Inverness Ct.
Linda Grula **Need Address**

Country Homes

Julie Schroeder* 3065 Anton

Open

Multi-Family Neighborhoods

Autumn Lakes Condo Assn.

Ron Joyce, President

3124 Autumn Lakes Dr.

Country Homes of Oakhurst Assn.

Willie Crockett, President

Julie Schroeder*

3125 Anton Dr.

Need Address

Heather Glen Assn.

Erika Goerich* c/o Baum Property-

Loree King- Mgr

The Townes of Oakhurst Homeowners Assn.

Jo Fredell Higgins, President

Neil DuBry

112 Cammeron Ct.

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)

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

1. Doug Gienger- Indicated that Acres is not mowing near the Forest Preserve in Inverness near where Cheshire dead ends into Kautz Road.
2. Debbie Beatty- Questioned who is cutting back trees on the path to the McCoy bridge. Rick Mervine stated it was a Park District issue.
3. Lewis Bullock- Asked for about plant watering and volleyball nets. Mike Baum stated the Board was looking into gator bags and the volleyball nets will be installed in July.
4. Sue Ellen Gerchman - Stated that mulch in some of the beds is thin or has not been installed.

III. RESIDENT FORUM-

1. None

IV. APPROVAL OF DATE BOARD MEETING MINUTES

Connie Gallagher entertained a motion to approve the adjusted minutes, April 26, 2005:

MOTION: Gary Grissinger

SECOND: Scott Swing

DISCUSSION: None

VOTE: Motion passes, 4-0

V. DIRECTORS AND OFFICERS REPORTS

Connie Gallagher entertained a motion to approve the appointment of Erika Goerich as Secretary replacing Laura Jackson.

MOTION: Scott Swing

SECOND: Gary Grissinger

DISCUSSION: None

VOTE: Motion passes, 4-0

VI. TREASURER'S REPORT

Scott Swing reported on our current Reserves and Cash position:
\$ 221,219.00 - Operating,
\$ 189,891 - Reserves,
\$ 411,109.98 - Total.

VII. COMMITTEE REPORTS

a. Recreation- Jonathan Lack

1. Tennis court resurfacing- Original contractor could not complete the work and has returned the check. New bids are needed.
2. Volleyball courts- The new nets and standards will be installed in July

b. Modifications- Bill Poppe-

29 modification submitted in 2005, **11 approved, 1 rejected, 1 on-hold.**

After a resident expressed concern about a privacy fence, Bill indicated that 4.5 foot privacy fences are permitted.

c. Internet- Melinda Lerner- Nothing to report.

d. Traffic - Rick Mervine-

1. The FVPD is redoing the park at the east end of Waubonsie Lake.
2. Eola barricade installation work has begun. The Acres work should be finished in 3-4 days.
3. Resurfacing of some of the streets in Oakhurst has begun by the City of Aurora.

e. Newsletter - Scott Swing- Nothing to report.

VIII. MANAGEMENT REPORT-

- a. Landscape- Acres has had a crew on the property everyday.
- b. Entry lighting- Six of the eight corners are complete.
- c. Tennis court resurfacing- Mid May for crack filling.
- d. Bob Nasenbeny has agreed to perform chores at the tennis court/park area.
- e. Delinquencies- Good
- f. Split rail fence- Oakhurst is now responsible for fence. Eventually the fence will need to come down. An opening is needed near the clubhouse.
- g. Inspector status- Walter Duy continues to inspect the property.
- h. Tuckpointing- Complete. Signs will need to be waterproofed.
- i. Eola traffic barricades - Chris Beykirch has contributed some funds for the work. Grass will be planted in September.

IX. OLD BUSINESS-

- a. Kite Festival - Claudia reported that the Kite festival was a success with good turnout, but noted that next year it should be earlier in the year.

X. NEW BUSINESS

A. None

XI. OPEN FORUM (CLOSING COMMENTS)

- 1. Pat Haugen - Suggested that Oakhurst consider writing a mission statement.

XII.- ESTABLISH NEXT MEETING DATE- Next meeting will be August 23, 2005 at the Eola Center.

XIII.- MOTION to adjourn

MOTION: Scott Swing

SECOND: Gary Grissinger

DISCUSSION: None

VOTE: Motion passes, 5-0