

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

July 24, 2007

Oakhurst Pool Building

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, July 24, 2007 meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:00 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:

Ashbrook

Julie Rodriguez 330 Pinecrest Ct.
Open

Mayfair

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

X

Aspen

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

Stanfield

Lewis Bullock 2765 Carriageway

X

Autumn Meadows

Pat Haugen 2207 Beaumont Ct.
Open position
Open position

Summerfield

Open position
Debbie Basak 308 Foxworth Ct.
Open position

Breckenridge

Lynn Minnis 2431 Millington
Ct.
Mike Chovancak 250 Millington Ln X
Open position

The Woods

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

Carriage Estates

Karyn Mrozek 2697 Carriage Way X
Barb Garitty 2664 Carriage Way

Wild Meadows

Open
Steve Bosco 3123 Wild Meadow Ln.

Open Position

Open position

information about the homeowner's meetings in the newsletter. This was an oversight.

C. Connie Gallagher stated that the website is not used nearly enough and that an enormous amount of information is available including links to the City of Aurora.

D. Janet Begeman stated that the vandalism to the signs has been ongoing for the past three years. Jonathan stated that up until the last 2 months, repairs have been made and just recently stopped due to the frequency and cost involved. Other options are being looked at. Three options are available:

1. New sign
2. No sign
3. Same sign repaired

The proposal made for new signs was very expensive and a request was made for other options to be obtained that may be more cost efficient for 21 signs. A poll was taken regarding the possibilities:

- A. 1 Pillar
- B. Redo the current sign (\$2,000)
- C. Bigger signs at the multi-family homes and remove the internal signs
- D. Totally remove signs

Option D was not possible due to legalities with the declarations. The total was

- A. 7
- B. 3
- C. 1
- D. 1

Baum will contact vendors for information on Option A and submit it to the board.

III. RESIDENT'S FORUM

A. A lengthy discussion regarding a possible abortion facility being built near Oakhurst. Some homeowners expressed concerns about property values, possible protestors, etc. When trying to obtain information,

the developer, Gemini Construction, would not release any information due to confidentiality issues. Jonathan Lack stated that further investigation should be done before anyone should be alarmed. Mike Baum was asked to write a letter to Alderman Elmore to see what information could be obtained. Chris Beykirch arrived and was asked what he knew about Planned Parenthood coming into the area. He stated that the city cannot dictate what procedures are allowed and that they can't preclude this type of business from existing.

B. Chris Beykirch announced that on September 22 Allied Waste will have four trucks available for disposal of difficult items. Information will be posted on the Oakhurst website and in the Oracle.

C. Garbage stickers will be good at least through August. The contract still needs approved.

IV. APPROVAL OF APRIL 24, 2007 BOARD MEETING MINUTES

Phil Hansen made a motion to approve the minutes of the April 24, 2007 meeting.

Motion: Phil Hansen

Second: Connie Gallagher

Vote: 4-0

V. DIRECTORS AND OFFICERS REPORTS

VI. TREASURER'S REPORT

Mike Baum reported that there was \$373,000 brought in for assessments and \$600,000 in the accounts. A homeowner asked if a financial report was available and was told yes.

VII. COMMITTEE REPORTS

A. Recreation - Jonathan Lack

Baseball is still going and soccer is done. Baum was asked to notify Bob Nasenbenny to attend to the tennis hitting boards.

B. Modifications - Bill Poppe

Forty five to date, 23 closed and 22 still open.

A motion was called to approve the changes to the CC&Rs

and regarding the changes made. Wording on website will be changed from Architectural to Modification.

Motion: Connie Gallagher

Second: Jeff Rutan

Vote: 4-0

C. Internet - Working.

D. Traffic - Rick Mervine

None

E. Newsletter

Lewis Bullock asked if more of the articles could be put in the front and the ads in the back. Jonathan explained that the ads bring in revenue and the advertisers would not be happy with that change.

F. Landscape

Claudia was not in attendance and landscaping was discussed in the pre-meeting session.

VIII. MANAGEMENT REPORT - Rhonda Sitterly

- A. Pond Aerator Status - Three aerators were installed and many compliments received, although Mr. Baum wishes the two smaller units had a bit more "oomph."
- B. The fence around the tennis courts has been repaired. The lights at the tennis courts have been replaced. The split rail fence has been repaired (again).
- C. The signs are a continuous problem with vandals. All the letters at Country Homes have been removed. Baum was instructed to hold off on any more repairs/replacement letters.
- D. There are a number of bulbs burned out along Eola at the trees. The bulbs have been ordered and will be replaced shortly.
- E. Basketball Hoops are still a problem. The May inspection report had 19 violations, June had 21 and July had 19. About 50% are previous violations and the homeowners are being fined. In addition, there is a hoop between 2234/2243 Innisbrook and the cul de sac on Pinecrest that we can't determine ownership.

F. A total of 29 accounts were sent to collection in May and 31 more sent in the end of June. Assessments due as of May 31 were \$24,731.95. Assessments due as of July 19 were \$14,105.07, a difference of \$10,626.00 collected in two months.

IX. OLD BUSINESS

X. NEW BUSINESS

A. Bill Chinetti gave a brief talk about the emerald ash bore that has been found in Batavia. He gave some information about a number of test trees that are being used to catch insects. Results will be available in November as to whether this insect will be found. A discussion followed regarding preventative possibilities and the quarantine areas in Kane County (not Dupage).

XI. ESTABLISH NEXT MEETING DATE

The next meeting will be an Annual Meeting in addition to the regular meeting and will be held on September 25. There will be no October meeting.

XII. MOTION to Adjourn

MOTION: Connie Gallagher

SECOND: Phil Hansen

Vote: 4-0