

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Tuesday July 25, 2006

AT Eola Community Center

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

Vice-President Connie Gallagher at the Eola Center called the Tuesday July 25, 2006 meeting of the Oakhurst Community Association (OCA) Board of Directors to order at 7:00 P.M. A quorum of the Board was present. Connie called the Roll. The following Board Members attended:

Absent	Present	Board Member	Board Title
X		Jonathan Lack	Director/President
	X	Connie Gallagher	Director/ Vice-President
	X	Scott Swing	Director/ Treasurer
		-open position-	Director/ Secretary
		Phil Hansen	Director
	X	Gary Grissinger	Director
	X	Claudia Schmidt	Director
	X	Mike Baum	Baum Property Services
		Tina Straits	Baum Property Services

Guests:

The following Neighborhood Representatives attended:

Ashbrook

Julie Rodriguez
Open position

330 Pinecrest Ct.

Mayfair

Bill Poppe*
Bob Dixon
Joe Babcock

2885 Carriage Way
2721 Asbury Dr.
30 Richmond Lane

p

p

Aspen

Sue Ellen Gerchman
Charlotte
Dockstader*

145 Alderwood
2908 Aspen Ct.

Stanfield

Lewis Bullock*
P Open position

2765 Carriageway

p

Autumn Meadows

Pat Haugen*
Open position

2207 Beaumont Ct

Summerfield

Debbie Beaty
Debbie Basak
Open position

284 Meadowview Lane
308 Foxworth Ct.

Breckenridge

Lynn Minnis
Mike Chovancak*
Bill Chinetti

2431 Millington Ct.
250 Millington Ln
2558 BreckenridgeCt.

The Woods

Matt Boehnke
P Duane Pifko
P

4 Westmoor Ct.
80 Forestview Lane

Carriage Estates

Karyn Mrozek *
Barb Garitty
Open position

2697CarriageWay
2664Carriage Way

Wild Meadows

Steve Bosco*
Open position

3123 Wild Meadow Ln. p

Inverness

Doug Gienger *	645 Waterbury Dr.
Rick Mervine	690 Waterbury Dr.
Dennis Egan	660 Waterbury Dr.
Andy Robertson	2361 Inverness Ct.
Linda Grula	846 WintergreenDr

Multi-Family Neighborhoods**Autumn Lakes Condo Assn.**

Ron Joyce, President *	3124 Autumn Lakes Dr.
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Country Homes of Oakhurst Assn.

Julie Schroeder *	3065 Anton Dr.	p
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Heather Glen Assn.

Open position c/o Baum Property-Loree King- Mgmt		p
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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 * c/o Baum Property-Loree King- Mgmt
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Hunters Glen Apartments

Penny Priebe, Manager *	245 N.Oakhurst Dr.
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Abington Woods

Ken Szczesny *	2232 Stoughton
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* - voting reps, p - present

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

Bill Chinetti, member of the Oakhurst Landscape Committee OLC, spoke to the audience. He introduced the group consisting of Claudia Schmidt and him. The OLC is walking since May 2006 almost every Friday for about 2 hours the property section by section to determine the status of the landscape and the work that has to be done now and in near future. Especially last year's drought and the age of the property landscape calls for a challenging job the team has to do. During summer, the OLC's focus was to remove dead plant material. Proper replacements and/or installations will follow in Fall2006 or Spring 2007 if necessary. Proper means: Increase of the plant diversity to prevent deceases and native plants.

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

1. Mike Chovancak asked why are flags on Asbury and Millington? We guessed and some heard that the city is working on raising the sewer system in our area.
2. A resident reported a neglected property on 2586 Thornley Ct. Baum Prop. Will contact the residents (a tenant) to take of property with deadline mid August, or a landscape

company will be hired to take care of it billed to tenant.

3. 270 Millington Lane burns furniture in fire pit
4. Complaints came about one roaming cat from 2657(?) Carriage Way
5. Residents complained about reckless driven motorized scooters on sidewalks. In general: Motorized scooters, ATV's etc are not allowed on public sidewalks and roads (city law). Board will put note in upcoming ORACLE.
6. When does COMCAST remove the orange barriers on Eola? We are still negotiating with the city and COMCAST by offering them land inside our property line to get the boxes out of the way of a predestined for accidents.

III. RESIDENT FORUM-

1. No Resident comments.

IV. APPROVAL OF DATE BOARD MEETING MINUTES

Connie Gallagher entertained a motion to approve the minutes April 25th 2006:

MOTION: Gary Grissinger

SECOND: Claudia Schmidt

DISCUSSION: None

VOTE: Motion passes, 4-0

IV. DIRECTORS AND OFFICERS REPORTS

General: Nothing to report.

Board needs two new board members: one from the multifamily side, one from the single family side. If you know of anyone let the board know. Erika Goerich left and Gary Grissing will leave.

VI. TREASURER'S REPORT

Scott Swing reported on our current Reserves and Cash position:

Total Assets	\$482,883
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Reserves	\$229,528
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Equity	\$229,578
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VII. COMMITTEE REPORTS

a. **Recreation**- Jonathan Lack

1. Tina Straits replaced the tire at play set in the park.
2. The playground in the park is in need of improvement.

b. Modifications- Bill Poppe-

1. There have been 37 modifications so far this year, all of which have been approved. There are 4 year 2005 modifications not yet completed and closed. There are 17 year 2006 modifications not yet completed and closed.
2. Inflatable pools: We are having discussions with Jonathan regarding whether the Architectural Guidelines should be amended to include guidelines for inflatable pools. We have been getting inquiries from Residents about what is allowed. The ARC is considering this issue and will advise the Board at a later date.
3. permanent vs. portable BB: a lot are going in permanent, now. Some are too close to sidewalk. We'll post an ad in the ORACLE to give price idea for conversion.

c. Internet- Melinda Lerner

Nothing to report.

d. Traffic – Rick Mervine-

1. On July 22/23 an unusually high number of acts of vandalism occurred on the city's far East Side incl. Oakhurst. The tires of cars were punctured or slashed. The police is all over the situation. Strong advice: keep your cars in the garage and garage doors close.
2. The traffic calm plan is in mid of evaluation. Reba Steck school area will be first. We are doing a full evaluation with the city for traffic calming in our area. Chris Beykirch and Rick Mervine are involved.

e. Newsletter – Scott Swing-

Nothing to report

VIII. MANAGEMENT REPORT-

- a. The OLC in conjunction with ACRES will publish an article in the August newsletter containing "Where we are in 2006", "Plan I for 2007" and Plan II as a 5year plan".
- b. Entry lighting – Asbury/NY works well. Eola/Oakhurst and Cheshire/McCoy were ailing; ACRES will not continue to replace bulbs until further notice. Glow Works (installed light at NY) was hired to repair the lights at these entries. Gary Grissinger assisted to be able to help in future.
- c. Mgmt is in process of obtaining additional bids for large pond at McCoy/Eola (electricity/aerator). >> table to next year.
- d. Neighborhood signage: We have experiencing continued loss of letters on various signs, especially Country Homes. Board considers to permanently mount the letters. Board received proposal.
- e. Inspector Jim Curtain continues diligently to inspect Oakhurst on a monthly basis. Baum Prop.Services sends out 30-40 letters every month!
- f. Seal coating of park path – last time in Fall 2004. The cost was \$9,539. Path is in good shape – no seal coat this year.

IX. OLD BUSINESS-

None to discuss.

X. NEW BUSINESS-

None to discuss.

XI. NEIGHBORHOOD REPRESENTATIVE FORUM (CLOSING COMMENTS)

Lewis Bullock asked the OLC to check the landscape on the berm behind his property on 2765 Carriage Way. After losing several trees due to accidents and poor replacements, the berm needs some improvements. OLC will check on it.

XII. ESTABLISH NEXT MEETING DATE- Next meeting will be October 24, 2005.

XIII. MOTION to adjourn at 8:05pm

MOTION: Gary Grisinger

SECOND: Scott Swing

DISCUSSION: None

VOTE: Motion passes,4-0

Respectfully submitted

Claudia Schmidt, Director

Oakhurst Community Association