

OAKHURST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 15, 2000 - 7:00 p.m.
at Oaks Recreational Club

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The August 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. Mary Armstrong called the roll. The following Board Members were in attendance:

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

Also in attendance was Property Manager Mike Baum representing Mike Baum Associates, and the following Neighborhood Representatives:

Neighborhood Representative	Representing	Neighborhood Representative	Representing
Charlotte Dockstader	Aspen	Wayne Johnson	Stanfield
Melinda Lerner	Aspen	Kim Karas	The Woods
Lynn Minnis	Breckenridge	Linda Hunt	The Woods
Doug Gienger	Inverness	Tom Ruvarac	Wild Meadows
Gary Grissinger	Inverness	Leigh Mull	Heather Glen
Rick Mervine	Inverness	Karen Troller	Townes of Oakhurst Condo

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

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

Leigh Mull - Heather Glen - Inquired about entrance sign repairs. Mary Armstrong replied that she has been working on this project. An estimate has been received from Independent Outdoor Sign Company for \$420 per entry set. An estimate on maintenance-free aluminum signs would be \$3,581.66 per sign. Bob Nasenbeny

said that something should be decided upon by the next meeting.

Lynn Minnis - Breckenridge - Noted that the entrance signs at Cheshire and McCoy are not on the repair list. The response was that the list is for those signs that need to be stained.

Melinda Lerner - Aspen - Wants to know who is responsible for removing the "stumps" of signs that have been cut down in the entranceway. Bob replied that they are following up on removal of the stumps which will be costly because they are set in concrete. Aurora Venture will be contacted regarding this issue to see if they will remove them. Melinda is also wondering about the empty model homes in this subdivision. Tom Ruvarac replied that he has spoken with Alderman Chris Beykirch about this and that Melinda should also contact him.

Linda Hunt - The Woods - Stated that at the Communications Meeting there was discussion about a form on the internet for requests to use the pavilion. She noted that there were some modifications and changes made to the form. It was decided that there would still be a \$50 refundable deposit for using the pavilion. It was added that the form would be used for organized events of 20 people or more. Deleted was the question of alcohol use, and it was added that Oakhurst does not condone the use of alcohol. It was also added to the form that the park closes at dusk.

III. RESIDENT FORUM

Bob Nasenbeny asked if there were any residents who wished to address the Board this evening.

Tamiko Weston - Heather Glen - Complained that she has received bills for her Oakhurst Community Association assessments with accrued late charges for which she does not feel responsibility. She claims that although she has lived in Oakhurst since April 1999, she was never told by her realtor, attorney or title company that she was part of the Oakhurst Association and that she was responsible for paying these fees as well as her townhome association fees. She also states that she had not received any bills last year and was taken by surprise when the past due bills arrived. She has paid the amount due on her first notice, but is questioning having to pay the late fees as she was unaware of these being due. It was explained to her by Bob Nasenbeny that even though she was not made aware of the Oakhurst Association fees, she is still legally responsible for paying them on time and can be charged late fees. Bob suggested that she contact her attorney or title company for reimbursement of late fees to OCA.

Michael Agase - Autumn Meadows - Has an issue with the Board for fining him for noncompliance of the placement of his satellite dish and for having him move it twice while other area residents, according to him, were not fined or made to move their

dishes. He is complaining that he should be compensated for this cost since the Board has changed the rules regarding this issue. Bob Nasenbeny stated: (1) Other residents who were in violation of existing satellite dish standards were issued fines. (2) When the Board fined him (about nine months ago), the Board acted in good faith to uphold existing architectural guidelines. Bob said that Michael is not entitled to any reimbursement of costs just because the guidelines change later.

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

IV. APPROVAL OF JUNE 19, 2000 MEETING MINUTES

Bob entertained a motion to approve the June Minutes (no meeting in July).

MOTION: Kermit Lee moved to approve the Minutes. Nick Furibondo seconded the motion.
DISCUSSION: None.
VOTE: Motion passed, 4-0.

V. DIRECTORS AND OFFICERS REPORTS

A. Jeanette Reida - Treasurer

Bob Nasenbeny reported for Jeanette. The Operating checking account has a balance of \$15,380.92. There are \$23,457.73 in bills currently payable which have a deficit balance of \$8,076.81. A \$10,000.00 transfer to cover this deficit will be made from the operating money market account. Operating investments consist of \$164,986.72 in money market funds. This is the result of a transfer from checking of \$93,000 that had been accumulated from receipts in regards to the July billing and the proceeds of a CD in the amount of \$50,000.00 that matured on August 10, 2000. The Treasurer proposes purchasing a CD in the amount of \$50,000 with the maturity not to exceed three months. Total Operating funds are \$156,909.91. In the Reserve area, a \$45,000 CD matured on August 10, 2000. Current holdings consist of \$50,641.36 in Money Market funds and a \$100,000.00 CD. The Treasurer proposes reinvesting the \$45,000 into a new CD with maturity not to exceed six months. Total Reserve funds are \$150,641.36. The grand total cash position is \$307,551.27.

Bob entertained a motion to invest \$50,000 of Operating funds in a CD with a maturity not to exceed three months.

MOTION: Mary Armstrong moved to approve the motion. Nick Furibondo seconded the motion.
DISCUSSION: Kermit Lee questioned the rate of the CDs.

VOTE: Motion passed, 4-0.

Bob entertained a motion to invest \$45,000 of Reserve funds in a CD with a maturity not to exceed six months.

MOTION: Nick moved to approve the motion. Mary seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 4-0.

B. Nick Furibondo - Vice President

Nick reports on the rewriting of the CC&Rs. He states that the group has met and gone over the use restrictions. The attorney for the Board has made recommendations about the general document and one of the recommendations was to pull the use restrictions out and make them individual resolutions. A ballot has been developed and will be presented on September 19 for a vote. Within the next 30 days, Baum Property Management will be asked to send this ballot out to every homeowner with a cover letter instructing them that they are not voting for the resolutions, but being asked for their input on how their representatives should vote on the resolutions. It will be asked to return the ballots by September 13. From September 13 through September 19, the ballots will be divided into subdivisions and handed to the neighborhood representatives. The neighborhood reps are the voting members. To change an item in the CC&Rs requires a 75% approval. In the absence of the majority, then the resolution does not pass and it remains part of the CC&R in the original wording. It is Nick's expectation that when the ballots get returned, the neighborhood representatives of each subdivision will get together and review how the residents of their subdivision would like for them to vote and the voting member will vote the wishes of his neighborhood. At the end of this voting night, it will be decided which, if any, of these can come out of the CC&Rs and what the wording will be. From there, it will go to the attorney who will put it in legal language and will be put into a finished document and voted on by the Board at the next Board meeting on September 19. At this meeting, there will also be the election of officers.

A discussion followed regarding the ballot, voting reps, length of next meeting, election of new Board members, etc.

C. Kermit Lee - Director

Kermit questioned the removal of a sign advertising the Oakhurst Community on Eola Road near the community center. Bob Nasenbeny stated that they want to have the sign removed.

VI. COMMITTEE REPORTS

Lawrence Lerner - Internet Committee

Lawrence reported that there was nothing new from this committee. He would like to receive more feedback about the web site. A discussion ensued.

VII. MANAGEMENT REPORT

Mike Baum, of Baum Property Services (BPS), reported: (1) Mary Armstrong and Kelly Henry are working on the issue of signs, and a decision will be made very soon regarding the prices. (2) Assessment update - There will be a change of attorneys to a local Aurora attorney and all residents that were past due in their assessments as of June were sent to the new attorney. (3) Mike asked if bids should be taken in the Fall for OCA landscaping work in 2001. Bob Nasenbeny said yes. (4) Mike commented on a few other items – Kelly is working with an electrician to have a motion sensor lighting system installed on the pavilion, Dick Briel is working out well as the OCA handy man

VIII. OLD BUSINESS

There is no old business to be discussed.

IX. NEW BUSINESS

A. Landscaping work

Bob Nasenbeny stated that there were seven landscaping projects totaling approximately \$12,000 to be approved. (1) McCoy parkway replacement (\$2,020) -- this is for four parkway trees on Oakhurst Drive near the multi-family homes. (2) Aspen turf/basin repair near the wetland to prevent runoff (\$3,187). (3) Clarendon Lane -- replace three trees on a berm (\$740). (4) Hunter's Glen replacement work (\$665) -- install three 24" dense yews and a blue spruce. (5) Autumn Lakes north berm turf repair work (\$408.50). (6) Oakhurst Drive parkway repair work, east of Eola Road (\$3,111.25) -- remove and repair asphalt in the center of the parkway and install matching crab apples to finish the plantings. (7) Entrance plantings (\$1,655) – install four yews on the east side and on the west side of New York Street. At the corner of McCoy and Cheshire, on the east side of the street, stall four yews and a tree. At the south entrance of McCoy and Cheshire, on the west side of the street, install two yews. At the Heather Glen berm, install one spruce tree.

Bob entertained a motion to approve this expenditure not to exceed \$12,000.

MOTION: Mary Armstrong moved to approve the motion. Nick seconded the motion.

DISCUSSION: Kermit Lee asked if the money for replacing the asphalt could be gotten from Aurora Venture or Kimball Hill. Bob replied that in the past there has been no luck in obtaining money from Aurora Venture, but Kimball Hill can be tried. Kermit also asked if the cost of the tree replacements have ever come out of the Reserve Fund. Bob was not aware of this. It was also asked if this was the purpose of Reserve. It was suggested that in the future this money come from the Reserve fund.

VOTE: Motion passed, 4-0.

B. Tennis Hitting Board

This item is to purchase and install a tennis hitting board for the tennis courts, materials and labor not to exceed \$300.

Bob entertained a motion to approve this expenditure.

MOTION: Nick moved to approve the motion. Mary Armstrong seconded the motion.

DISCUSSION: None.

VOTE: Motion passed, 4-0.

C. Fence Installation Specifications

Bob noted that at the April 1999 BOD meeting, the Board updated the OCA Modification standard to include vinyl fencing, provided that it be wood grain embossed and with a white, redwood or cedar looking appearance. However, this change was not added to the Modification standards. Brick, stone, and wrought iron were also mistakenly left off of the update. At the May 1999 BOD meeting, a motion was made and passed to include wrought iron and aluminum which is meant to look like wrought iron in the colors of black and white. That document has not been found. Bob stated that today the Board must bring all the information up to date by restating what has already been voted on and to add a new color choice of brown and bronze for wrought iron and aluminum fences. The color choice is in keeping with Oakhurst's earthtone color scheme.

Bob entertained a motion to use the document dated August 15, 2000 on fence installation specifications as the Oakhurst standard for fences.

MOTION: Nick moved to approve the motion. Kermit 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.

Linda Hunt - The Woods - Questioned the placement of signs by builders on Oakhurst property, wondered whether the parkway actually part of Oakhurst or the City of Aurora, and were we able to remove these signs. Bob replied that according to Alderman Beykirch, anyone from Oakhurst could take these signs down. Bob also noted that he got the name and number of an advertising firm who erected these signs for the builders and was keeping it on record.

Wayne Johnson - Stanfield - Wayne questioned the voting procedure for the CC&Rs for which there is only one vote cast by the voting rep for the neighborhood. He inquired as to when and if there would be a vote cast for each home in the neighborhood or more than one voting rep. Bob Nasenbeny replied that according to the current CC&Rs, there is only one voting rep. He believed that the percentage of votes is different depending on the number of homes in a neighborhood. Nick stated that he did not think that this weighted vote was not his interpretation of what the attorney for the CC&Rs has said, and he would discuss it with him. He said that before a vote is taken, they would review by the lawyer's definition on how the vote will take place. The current vote has to follow the current wording of the CC&Rs, any changes would have to come later.

Leigh Mull - Heather Glen - Inquired if anyone knew what was going to happen to the leveled land on New York and Oakhurst Drive. Bob Nasenbeny said that he would ask Alderman Beykirch.

Tom Rugarac - Wild Meadows - Had a comment to make on the Wild Meadows park. He spoke with Aurora Venture about the mound of dirt on this site and was told that they were looking for a place to move the dirt and that it would be moved within three weeks. He noted that it had been six weeks since they made that comment. He called them back and they have not returned his call. He said the Fox Valley Park District was supposed to remove the dirt, but have not done so. Tom is wondering if anyone had any ideas on how to get this resolved. Bob said he was told by the Park District that the dirt pile would be leveled in the Fall. Bob asked Mike Baum to contact Alderman Beykirch and have him do what he can to have Aurora Venture level the dirt.

Wayne Johnson - Stanfield - Wanted to know if anything was going to be done about the standing water in the sandpit area at the Oakhurst fields. Bob replied that every year the Board has spent money dumping sand in there but since it is rarely used, they have not done so this year.

XI. ADJOURNMENT OF BUSINESS MEETING

Bob made a motion to adjourn the meeting.

MOTION: Kermit motioned to adjourn. Nick seconded the motion.

DISCUSSION: None.

VOTE: Motion passed, 4-0.

Respectfully submitted,

Kevin Suckow, Secretary
Oakhurst Community Association