

OAKHURST COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 20, 2001 - 7:00 P.M.
AT OAKS RECREATIONAL CLUB

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Monday, August 20, 2001, meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:00 P.M. by Secretary Mary Armstrong at the Oaks Recreational Club. 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	Jeanette Reida	Director & President
X		Kermit Lee	Director & Vice President
	X	Mary Armstrong	Director & Secretary
	X	Scott Swing	Director & Treasurer
	X	David Fish	Director
X		Jonathan Lack	Director
		Vacant	Director

The following Neighborhood Representatives were in attendance:

Neighborhood Representative	Representing	Absent/ Present	Neighborhood Representative	Representing	Absent/ Present
John Rahn	Ashbrook	Absent	Bill Poppe	Mayfair	Absent
Tony Carbone	Ashbrook	Absent	Bob Dixon	Mayfair	Absent
Open	Ashbrook	Absent	Open	Mayfair	Absent
John Hurst	Aspen	Present	Wayne Johnson	Stanfield	Absent
Charlotte Dockstader	Aspen	Absent	Open	Stanfield	Absent
Melinda Lerner	Aspen	Present	Open	Stanfield	Absent
John DiJohn	Autumn Meadows	Absent	Colleen McKinley	Summerfield	Absent
Neighborhood	Representing	Absent/	Neighborhood	Representing	Absent/

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Representative		Present	Representative		Present
Mark Vance	Autumn Meadows	Present	Debbie Beaty	Summerfield	Present
Open	Autumn Meadows	Absent	Debbie Basak	Summerfield	Absent
Lynn Minnis	Breckenridge	Present	Kim Karas	The Woods	Present
Open	Breckenridge	Absent	Duane Pifko	The Woods	Absent
Open	Breckenridge	Absent	Linda Hunt	The Woods	Absent
Karyn Mrozek	Carriage Estates	Absent	Matt Tomy	Wild Meadows	Absent
Open	Carriage Estates	Absent	Steve Bosco	Wild Meadows	Present
Open	Carriage Estates	Absent	Open	Wild Meadows	Absent
Doug Gienger	Inverness	Present	Ron Joyce	Autumn Lakes	Absent
Gary Grissinger	Inverness	Absent	David Wilson	Country Home of Oakhurst	Absent
Rick Mervine	Inverness	Absent	Leigh Mull	Heather Glen	Absent
Dennis Egan	Inverness	Absent	Neil DuBry	The Townes of Oakhurst	Absent
Mario Valaperta	Inverness	Absent	Tamara Hatcher	The Townes of Oakhurst Condominium	Absent
			Penny Priebe	Hunter=s Glen	Absent

Also in attendance were Mike Baum and Kelly Henry from Baum Property Management.

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

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

Debbie Beaty - Summerfield - Asked Kelly Henry if she had spoken with Western DuPage about the hours they should not go by the school. Kelly replied that she had done so. Debbie also inquired if they were going to plow the pathway between Inverness and McCoy. Jeanette replied that the Park District path leading to the school crossing would be plowed as was done last year. No new areas were planned to be plowed.

Melinda Lerner - Aspen - Noted that there is land in their subdivision between the drainage creek and residents' yards, and residents were asking if parkway trees could be put there. There is another parcel of land in the court at Aspen where the question of trees has also been brought up. Jeanette replied that they would take a look at it.

Lynn Minnis - Breckenridge - Stated that there were a couple of residents in her subdivision that wanted parkway trees and she told them to call Alderman Beykirch. The City put in trees after this. She also noted that on the southeast corner of Cheshire and Breckenridge, there is a brown evergreen that needs to be removed.

Linda Hunt - The Woods - Inquired as to the status of the basketball standard in the cul-de-sac in Ashbrook. She is afraid it is going to be hit by a car. She also noted another cul-de-sac on Wintergreen that has two standards there as well as a court drawn on the ground. She has called the police three times regarding this. Jeanette suggested asking Alderman Beykirch for help with this.

Mark Vance - Autumn Meadows - Noted that on the agenda, Abington Woods signage status is under Old Business. Would like to know what the details regarding this were. Jeanette replied that Abington Woods was supposed to deed a corner to the Association to put up a sign. The money is in escrow and they are waiting to get the title to the corner, develop a plan and then proceed on the signage.

Mary Armstrong - Heather Glen - Stated that it was recently learned that all ponds are supposed to be taken care of by the master association and Heather Glen's pond is taken care of by Heather Glen. She asked Mike Baum how to have Oakhurst take care of the pond, if Oakhurst is supposed to be doing this. He said that it has to be proven that the pond is in the Oakhurst common area. Mary noted that Oakhurst cares for the berm area around the pond. Mike suggested showing him a plat survey.

III. RESIDENT FORUM

Mary asked if there were any residents who wished to address the Board this evening. There were none.

IV. APPROVAL OF MAY AND JUNE 2001 MEETING MINUTES

A. Mary entertained a motion to approve the Minutes of the May 2001 meeting.

MOTION: Jeanette Reida moved to approve the Minutes. David Fish seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 4-0.

B. Mary entertained a motion to approve the Minutes of the June 18, 2001 meeting.

MOTION: Jeanette Reida moved to approve the Minutes. Scott Swing seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 4-0.

V. DIRECTORS AND OFFICERS REPORTS

A. Jeanette Reida - President

Announced that Therese Knight submitted her resignation from the Board. The Board will appoint someone to fill her term, which expires in September of 2002. She also noted that she is working on developing a bid package for property manager and will be sending it out in September.

VI. TREASURER'S REPORT - SCOTT SWING

Scott reported that as of August 17, total Operating Funds were \$167,371.00. Total Reserve Funds are \$195,972.75. The total cash position is \$363,343.75.

Scott noted that he met with Jonathan Shanhower, an attorney that the Board works with. They are in the process of trying to do a better job of formalizing some of the procedures for collections of delinquent accounts, foreclosures, bankruptcies, etc. He is working with Baum and the attorney on this. They are working on clearing up some of the delinquencies and also there would be some write-offs of uncollectible accounts that may have been in existence for two to three years.

It was noted that there is a new CPA firm that is doing the audit and the 2000 tax return for the Community Association, named Murphy and VerHalen, a local firm. This transition is proceeding smoothly.

VII. COMMITTEE REPORTS

A. Modifications - Linda Hunt

Linda reports that modifications are going great, they are up to date.

B. Welcoming - Kim Karas

Linda Hunt reported in Kim Karas' absence that the new residents packets are available to be picked up by the representatives. They were left open purposely in case the reps wanted to add anything to the package.

C. Internet - Melinda Lerner

Melinda had no report.

D. Traffic - Doug Gienger

Doug reports for Rick Mervine who is not present. He states that Rick and Gary Grissinger have been filing the results of the survey that was recently sent out and have looked at 151 returns with about the same number still to be looked at. There was a good return on these. They have reported a large number of comments on the surveys regarding what some of the major problems were. He notes that 61% of people thought that it was excessive speed, 46% thought it was too much traffic, and 23% thought it was a failure to yield or stop. It was asked if the speed limit should be reduced to 25 mph and 77% of the people said yes. When asked where some of the major problems were, most streets in Oakhurst were mentioned including a lot of streets around us, i.e., Diehl, I-88, McCoy. There were an equal number of people who wanted more stop signs as there were who did not want any stop signs. One of the main complaints was the lack of police enforcement. There was concern about making left hand turns out of Oakhurst onto Eola and McCoy. Other items included drivers running off the road and tearing up trees and landscaping. There were a lot of comments

indicating that the residents were very appreciative of the Board looking into this and taking this approach. The report is being formalized for presentation to the Board. The Traffic Committee is getting close to the point where it can make some recommendations. It has isolated some key areas to bring to the Board.

Mark Vance - Autumn Meadows - Asked if the Traffic Committee could make recommendations to reduce construction of roads. Jeanette explained the makeup of the Committee, that it contained city representatives and road planning representatives and they are all working together to try to influence decisions going forward for planning. Mark specifically was concerned about the proposed Kautz Road.

Melinda Lerner - Aspen - Asked if the survey was going to be ongoing or when it could be stopped on the Internet. Doug stated that he would have Rick Mervine let her know.

Joan Hurst - Aspen - Noted that there were residents asking her if there was anything that could be done about the speed limit in Aspen as there were quite a few speeders going through. She had replied to them to include their comments on the survey form.

VIII. MANAGEMENT REPORT

Kelly Henry reports on park signs. She and Scott Swing met with Dick Briel in July. Dick has since installed two signs. The next item is regarding pavilion lights. Dick Briel is going to have to trim some branches in front of the pavilion to install the lights properly.

Collection status - letters were sent out to all homeowners were over \$200 past due and were not filing for foreclosure or bankruptcy. They were to pay by August 15. Those not paid will be sent to the attorney this week.

Drive through list - she notes that she printed out a spreadsheet with her drive through results from the last few months. There have been five people fined for not relocating their basketball hoops. She will be driving through again in the next few weeks to update her report and make sure everyone is in compliance.

Landscaping update - she has enclosed a summary sheet of items not approved yet, but were proposed for Western DuPage. The total cost of these is \$2,393.00. This does not include the rejuvenation of spireas, which Western DuPage recommends, which

would cost \$4,800.00. The total cost if spireas were included would be \$7,193.00. Western DuPage has submitted a proposal for the Aspen fire lane in the amount of \$4,450.00. They noted that it could be reduced if some of the spruce trees were taken out.

Their price on eight-foot pines was reduced from \$664.00 to \$553.50. Their eight-foot spruce went from \$505.00 to \$450.00. This was due to competitive bidding.

Odds and Ends - Dick Briel has installed some new basketball nets because the other ones were in bad condition. She dropped off some Rules & Regulations and CC&Rs at the Abington Woods units for them to hand out at closings. Hendrickson has subcontracted regarding the wooded area behind 2521 Cheshire. Commented that the modification process has come along greatly and is running smoothly. She has received a price from AAA Painting to paint the pavilion for a budget figure for next year at a price of \$1,725.00.

Scott Swing - Treasurer - Had a question for Kelly regarding the no trespassing signs, if she had received any reports from the Aurora Police Department about any activity at the park area since they had begun patrolling it. She replied that there were no reports.

Lynn Minnis - Breckenridge - Questioned Kelly as to where the replacement spireas were to go. Kelly noted that Western DuPage was talking about rejuvenating all the spireas on all the berms in the common areas.

IX. OLD BUSINESS

A. SIDEWALK REPAIR UPDATE

Mike Baum reported that this would be done soon. The City was paying for half of the sidewalks and all of the curb area.

B. ASPEN FIRE LANE UPDATE

Jeanette notes the new proposal for approximately \$4,000.00. She suggested eliminating a couple of the spruce trees to bring the cost under \$4,000.00 and perhaps pay for it out of Reserves.

Melinda Lerner - Aspen - Questioned what would be put in that area. Jeanette read from the proposal - 6 green Colorado spruce, 6 ft., a honey locust and 10 cubic yards of topsoil to take care of drainage but not make a complete berm. There was a brief discussion of this expenditure and suggestions regarding size and number of trees, etc. Mary Armstrong noted that removing two of the trees

at \$412.50 each would bring the total down to \$3625.00.

Jeanette entertained a motion to repair the Aspen fire lane in the amount of \$3,625.00.

MOTION: Mary Armstrong made the motion. David Fish seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 4-0

Jeanette explained that this piece of property is actually a fire access lane and she cautioned the residents that this still has to be approved by the City.

- C. ABINGTON WOODS SIGNAGE
This was discussed earlier.

X. NEW BUSINESS

A. ANNUAL MEETING

Mary Armstrong reports that letters were sent out to homeowners for nominations to the Board. Approximately 15 nominations have been received and they are in the process of confirming them and asking these persons if they accept the nomination and if they can get their bios into Baum by the 27th. Two single family and two multifamily positions are open on the Board.

B. LANDSCAPING

There are several items of landscaping that need replacement and/or repair. Several quotes have been received by Baum. These items include: south side of McCoy berm, replace an Austrian pine for \$553.50; northwest corner of Eola and McCoy, purple leaf winter creeper (groundcover) for \$480.00; near the monument sign five yews that need to be replaced for \$375.00; at 2266 Millington a spruce needs to be replaced for \$553.50; at 2466 Millington two spruces need to be replaced and only one needed to be in that area so the cost would be \$451.00. The total for these is \$2,393.00.

Jeanette questioned the trees on Millington as this is not a berm area. Mike replied that these were actually on Cheshire.

Mary entertained a motion to accept the landscape replacements at \$2,393.00.

MOTION: Jeanette Reida made the motion. David Fish seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 4-0.

Jeanette opened discussion on the replacement of spirea. She noted the quote to rejuvenate the spirea along McCoy and Eola. She explained that to rejuvenate them, they take the shrubs and cut them off to almost ground level. This would be done in the Fall and supposedly would help the bush renew itself and grow better next year. The cost for this is \$4,800.00. She believes this is a lot of money to cut down bushes and would like to hear discussion about this issue. There was question as to the guarantee that these shrubs will come back. There was some discussion as to the cost and need for this service.

XI. NEIGHBORHOOD REPRESENTATIVE FORUM (CLOSING COMMENTS)

Mark Vance - Autumn Meadows - Inquired as to the status of the park construction on Cheshire. He asked about fencing around the pond.

Linda Hunt from The Woods replied to Mark that the last she heard from the Park District, they were hoping to finish the cement portion of it this year, but they ran into some problems because they needed to repair some other parks. She noted that there was not supposed to be any fencing around the pond. She also reported that there have been delays with the equipment also. There is no target date as of yet, but they have said that it would be completed at the end of the season.

There was a brief discussion of this.

Debbie Beaty - Summerfield - Questioned if a resident can leave a motor home or trailer in front of their property and if so what is the time limit for this. She notes that there is a large one in a cul-de-sac that has been there as long as five days. They have electrical cords hooked up to it as well.

Jeanette replied that this could be a traffic problem and perhaps the City should be involved. Linda Hunt replied that she thought it was a 48 hour time period. Jeanette stated that since it is on a city street, the Association cannot do anything except complain to the City.

Joan Hurst - Aspen - Reported that about a month ago, a new resident had someone walk in through her unlocked front door. She got knocked over by a young white male. After the woman later spoke with her next door neighbor, her neighbor gave a description of someone and asked her if the man matched that description, which he did. It seems that the man was going door to door soliciting and had bothered the neighbor by continuously asking if he could come in to her house. They were going to contact the police. These neighbors were asking Joan if Oakhurst could have a no solicitation rule or signs put up. Jeanette replied that individual homeowners have the right to post such a sign. It was announced that Aurora has a very good neighborhood watch program and if you 50-75% of the people to sign a piece of paper, stickers are issued and signs are put up. Jeanette suggested that the newsletters be used to educate the residents and perhaps talk about the neighborhood watch program.

There was further suggestion of the Association buying no solicitation stickers and passing them out to the residents, as well as a suggestion of putting them in the welcome packets.

XII. ESTABLISH NEXT MEETING DATE

Mary reported that the Communications Meeting will be canceled for the month of September due to the first Monday falling on Labor Day. The next Board meeting will be Monday, September 17, 2001. That also will be the Annual Meeting and elections will occur that night.

XIII. ADJOURNMENT OF BUSINESS MEETING

Mary entertained a motion to adjourn the meeting at 8:20 P.M.

MOTION: Scott Swing motioned to adjourn. David Fish seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 4-0

Respectfully submitted,

Mary Armstrong, Secretary
Oakhurst Community Association