

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

AUGUST 19, 2002

AT OAKS RECREATIONAL CLUB

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Monday, August 19, 2002, meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:13 P.M. by President Jeanette Reida at the Oaks Recreational Club. A quorum of the Board was present. Laura Jackson 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	Laura Jackson	Director & Secretary
	X	Scott Swing	Director & Treasurer
	X	Jonathan Lack	Director
X		Margaret Stokes	Director
	X	Thomas W. Ptak	Director

The following Neighborhood Representatives were in attendance:

Neighborhood Representative	Representing	Neighborhood Representative	Representing
Absent	Ashbrook	Absent	Stanfield
Melinda Lerner	Aspen	Absent	Summerfield
Joan Hurst	Aspen	Kim Karas	The Woods
Charlotte Dockstader	Aspen	Linda Hunt	The Woods
Absent	Autumn Meadows	Absent	Wild Meadows
Absent	Breckenridge	Ron Joyce	Autumn Lakes
Karyn Mrozek	Carriage Estates	Absent	Country Homes
Doug Gienger	Inverness	Absent	Heather Glen
TownesHomeowners			
Rick Mervine	Inverness	Tamara Hatcher	Townes Condos
Absent	Mayfair	Absent	Hunters Glen
		Absent	Abington Woods

Mike Baum - Baum Property

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

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

Kim Karas - The Woods - Inquired as to the posting of "no fishing, no swimming" signs at Cheshire Lake. Jeanette replied that these need to be posted.

Ron Joyce - Autumn Lakes - Noted that the interior berms have not had any work done to them by Western DuPage, i.e., tree rings, weeding. Also questioned on-street parking in the subdivision. Jeanette stated that if it is a city street, a no parking regulation cannot be enforced by the neighborhood association.

III. RESIDENT FORUM

There were no residents present.

IV. APPROVAL OF MAY 20, 2002 BOARD MEETING MINUTES

Jeanette Reida entertained a motion to approve the minutes.

MOTION: Jonathan Lack made the motion. Kermit Lee seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 6-0.

V. DIRECTORS AND OFFICERS REPORTS

Jonathan Lack - Recreation - Soccer is getting ready to start.

VI. TREASURER'S REPORT

Scott Swing reported that as of August 16, 2002, the Total Operating Funds were \$194,510.37. The Total Reserve Funds were \$229,073.49. That included the budgeted reserve contribution that was made during the month of July of \$19,736.00. The total cash position is \$423,583.86.

He also noted that he spoke with Murphy & VerHalen, the auditors, they were finishing up the review of the year end audit and tax returns, and these should be completed and

ready to file by the end of August.

VII. COMMITTEE REPORTS

- A. Linda Hunt - Modifications - Reported that there are 53 modifications for this year, down from last year because of the preapproval process.
- B. Melinda Lerner - Internet - No report. A suggestion was made that there should be timely responses to comments, questions on the web site.
- C. Kim Karas - New Residents - Everything is up to date. There are some packets that need to be delivered by neighborhood reps.
- D. Rick Mervine - Traffic - A resident has started the process of building a pedestrian overpass on McCoy by Steck School. This would solve most of the problems that are occurring with the students getting to and from school. At this time, he cannot report that this is absolute, but it looks like there may be an overpass in the future. Funding is being sought. There was a brief discussion of this.

He reports that the New York Street construction is in its 21st week. The city engineer updates the Traffic Committee weekly. They are on schedule. There is still a year and five months to go.

Cut-through traffic on Oakhurst Drive has increased because of the construction. The police department is stepping up enforcement on this street to slow the traffic down.

There was a discussion about the traffic concerns at the intersection of Oakhurst Drive and Eola Road.

VIII. MANAGEMENT REPORT

Mike Baum reports for Baum Property Services. He gives a collections update and refers to the packet handouts. The next item is the landscape status. There are two proposals, one for miscellaneous replacements of \$5,550.00 and the volleyball court drainage issue for \$5,782.00. He is of the understanding that the Board wants to get landscaping bids and this can be done by Baum Property.

Ashbrook main fence. This is the area by Osco Drug where the city council promised having a fence put up on top of the berm and the residents preferred landscaping instead of a wooden fence. He noted that the berm by Osco was landscaped and looks wonderful. He also reported that the dentist in that area installed many spruce trees which have all died except for one. He has talked to them about this and they are saying the city waived them of the responsibility of this. Mike recommends sending them a letter giving them two weeks to do something with this area and then getting a lawyer involved as Baum would like to have this area planted in the fall. There was some discussion regarding this.

Odds and ends - The letters U and A are missing from various signs and are being installed. Lights are being repaired. Dick Briel will paint the pavilion in the fall. The city has not reimbursed us as of yet for sidewalk repair. This was submitted on June 19. There was a collision with an entryway post at McCoy and Oakhurst Drive. The responsible person's insurance company was contacted, but they have not yet responded.

Drive-through update. Kelly and Mike drove through Oakhurst and made a list of violations, i.e., basketball standards. He reports that many houses do not have their addresses visible on them or on the mailboxes.

Oakhurst park update. There are numerous incidents of people cutting through the park. There is suggestion of putting up a fence; a bid is being sought from Peerless. Mike is asking for feedback on curb versus fence as well as putting something on both sides of the park or just one. He notes that the cost for each side would be approximately \$5,000.00. There was some discussion regarding plastic versus split rail fences.

Newsletter update. They have been approached by an outside firm to do a community newsletter with Oakhurst getting a percentage back. Mike suggested his getting bids for the cost of this. There was a brief discussion of this.

There was some discussion about the Coke machines in the pavilion.

IX. OLD BUSINESS

- A. Ashbrook Fence
This has been reported and is being followed up.
- B. Abington/Oakhurst Signage
This will be addressed by the new Board.
- C. Neighborhood Signs
This will be addressed by the new Board.

X. NEW BUSINESS

- A. Newsletter
This has been discussed. Mike Baum will write a spec and get more information.
- B. Landscaping
This will be reviewed with changes on better prices for planting by having two planting groups, i.e., spring and fall, and not having piecemeal work done.

XI. NEIGHBORHOOD REPRESENTATIVE FORUM (CLOSING COMMENTS)

Jeanette asked if there were any final comments.

Kim Karas - The Woods - She was asked why receipts were not given when paying dues. Jeanette replied that the next bill received would show the balance forward and that cancelled checks are receipts.

XII. ESTABLISH NEXT MEETING DATE

The next Board meeting as well as the Annual meeting will be on Monday, September 16, 2002. There will be no Communications meeting in September.

XIII. ADJOURNMENT OF BUSINESS MEETING

Jeanette entertained a motion to adjourn the meeting.

MOTION: Kermit Lee motioned to adjourn. Thomas Ptak seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 6-0.

Respectfully submitted,

Mary Armstrong, Secretary
Oakhurst Community Association

