

**OAKHURST COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
 August 24, 2004  
 AT OAKS RECREATIONAL CLUB

**I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM**

The Tuesday, August 24<sup>th</sup> meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:03 P.M. by President Jonathan Lack at the Oaks Recreational Club. A quorum of the Board was present. Laura Jackson called the Roll. The following Board Members were in attendance:

<b>Absent</b>	<b>Present</b>	<b>Board Member</b>	<b>Board Title</b>
	x	Jonathan Lack	Director/President
x		Gary Grissinger	Director/Treasurer
	x	Laura Jackson	Director/Secretary
	x	Scott Swing	Director/Vice President
	x	Claudia Schmidt	Director
	x	Connie Gallagher	Director
	x	Mike Baum, Baum Property	
	x	Tina Straits, Baum Property	

Guests: Dale Masters, Mike Neighbors and Leo from Western DuPage

The following Neighborhood Representatives were in attendance:

<b>Ashbrook</b>		<b>Mayfair</b>	
Julie Rodriguez	330 Pinecrest Ct.	Bill Poppe*	2885 Carriage Way
Open		Bob Dixon	2721 Asbury Dr.
		Joe Babcock	30 Richmond Lane
<b>Aspen</b>		<b>Stanfield</b>	
Sue Ellen Gerchman	145 Alderwood	Lewis Bullock*	2765 Carriageway P
Charlotte Dockstader*	2908 Aspen Ct.	Open position	
		Open position	
<b>Autumn Meadows</b>		<b>Summerfield</b>	
Pat Haugen*	2207 Beaumont Ct	Debbie Beaty*	284 Meadowview Lane
Open position		Debbie Basak	308 Foxworth Ct.
Open position		Open position	
<b>Breckenridge</b>		<b>The Woods</b>	
Lynn Minnis *	2431 Millington Ct.	Kim Karas *	21 Norfolk Ct.
Mike Chovancak*	250 Millington Ln	Matt Boehnke	4 Westmoor Ct.
Open position		Duane Pifko	80 Forestview Lane
<b>Carriage Estates</b>		<b>Wild Meadows</b>	
Karyn Mrozek*	2697 Carriage Way	Matt Tomy*	3118 Wild Meadow Ln.
Barb Garitty	2664 Carriage Way	Steve Bosco*	3123 Wild Meadow Ln. P
Carol Corrigan*	2655 Carriage Way	Open position	
<b>Inverness</b>		<b>Country Homes</b>	
Doug Gienger *	645 Waterbury Dr.	Julie Schroeder*	3065 Anton P
Rick Mervine*	690 Waterbury Dr.	open	
Dennis Egan	660 Waterbury Dr.		

Andy Robertson 2361 Inverness Ct.  
Rich Mayer 2355 Waterbury Cr

**Multi-Family Neighborhoods**

**Autumn Lakes Condo Assn.**

Ron Joyce, President\* 3124 Autumn Lakes Dr.

**Country Homes of Oakhurst Assn.**

David Wilson, President \* 3125 Anton Dr.

**Heather Glen Assn.**

Erika Goerich c/o Baum Property-Loree King- Mgmr

**The Townes of Oakhurst Homeowners Assn.**

Jo Fredell Higgins, President 112 Cammeron Ct.

Neil DuBry\* 3022 Anton Drive P

**The Townes of Oakhurst Condo Assn.**

Tamara Hatcher, President \* 3244 Anton Drive

**Hunters Glen Apartments**

Penny Priebe, Manager \* 245 N. Oakhurst Dr.

**Abington Woods**

Ken Szczesny \* 2232 Stoughton

**II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)**

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

1. Charlotte Dockstader- Inquired about spruces needing replacement. Per Jonathan, this will be reviewed at the fall walk-through.
2. Jonathan Lack asked for all Neighborhood reps to look at their parkway trees and report any trees needing replacement via the City of Aurora fall plantings.

**III. RESIDENT FORUM-**

1. Heather Glen entryway planting- As per Jonathan, the OH board will split the cost of re-planting the berm with the Heather Glen board.
2. Neil DuBry- Inquired about the barrier needed along Eola Road.

**IV. APPROVAL OF DATE BOARD MEETING MINUTES**

Jonathan Lack entertained a motion to approve the minutes, June 2004:

**MOTION:** Claudia Schmidt

**SECOND:** Scott Swing

**DISCUSSION:** None

**VOTE:** Motion passes, 5-0

**V. DIRECTORS AND OFFICERS REPORTS-**

1. Jonathan Lack- Jonathan and Scott Swing met with the Aurora police department (Area 3-Officer Doerzaph). Per the officer, there are 6 neighborhood watch groups in OH. Jonathan asked

Neighborhood reps to ask neighborhoods to please watch things more closely and communicate with the police department on suspicious activity. Discussed possibility of creating some "Area 3" presence via framing out the park pavillion to create office space for officers.

## **VI. TREASURER'S REPORT**

Mike Baum reported balances as of 7/31/04

Vanguard	\$ Not available
Smith Barney	\$ Not available
Old Second	\$ Not available
<b>TOTAL FUNDS:</b>	<b>\$ 412,000.00</b>

Jonathan and Gary working on 2005 budget. Looking at an annual assesment (versus current semi-annual) and a potential increase in assesment.

## **VII. COMMITTEE REPORTS**

**a. Recreation- Jonathan Lack-** Tennis re-surfacing plan will be to fill cracks and re-surface. Full replacement will occur in an additional 3 years. Board voted on resurfacing bid for \$10,321.50:

**MOTION:** Connie Gallagher

**SECOND:** Scott Swing

**DISCUSSION:** None

**VOTE:** Motion passes, 5-0

**b. Modifications- Bill Poppe-** None to report. Mention of driveway re-surfacing, mounted flag poles and basketball hoops.

**Julie Schroeder-** Country Homes- Discussed temporary hoops in condo neighborhoods. Because condo owners do not own their property and single family homeowners do, condo owners will not be expected to abide by permanent hoop regulations.

**c. Internet- Melinda Lerner-** No updates.

**d. Traffic - Rick Mervine-** Pedestrian overpath enhancements have been completed. Project winding down. Eola Road plan submitted to City of Aurora to protect homes along Eola Road from cars driving off road. Next steps include securing funds for the barrier. Plan should be completed before winter 2004-2005.

## **VIII. MANAGEMENT REPORT-**

**a. Landscape - Matt Neighbor and Dale from Western Dupage** landscape presented some concept boards designed to freshen up OH and bring the community to the next level:

**i. Main entries-** Revise to show new plantings, overlap evergreens, layer in flowering shrubs.

**b. Entryway signs-** Six to be installed, Kautz Road will be

- getting an entryway sign.
- c. Berms- Slit seeding will be done this fall to grow more grass and weeds. Curb lines will also be back-filled. Western will try to avoid areas that will have Eola Road barrier installed until project is complete.
  - d. Volleyball courts- Drainage solution under review, most likely drains will be installed in fall, sand put in courts in Spring, 2005.
  - e. Entry lighting- Once wall lighting is in place and working for at least one week, OH will pay 25% to OLP.
  - f. Tuckpointing- Complete. Mike has inspected and paid for ½ of the signs.
  - g. Inspection status- Kermit completed for the month. Bushes at home in Inverness were removed. Inspection revealed walk path near park needs to be sealcoated. Board will vote via e-mail on motion for sealcoating.

**IX. OLD BUSINESS-** None to discuss.

**X. NEW BUSINESS-**

- A. Neighborhood picnic- No picnic in 2004 due to no response from community. If we want to do this in 2005, we will seek out a picnic planning committee.
- B. Annual assesment will be instated next year.
- C. Sheds- Nine homes with sheds, although they are not allowed in Oakhurst. Two homes have given approved modifications allowing their sheds. Baum will send letters to the remaining homeowners to produce modification approvals.
- D. Annual meeting (elections)- Next month... nomination forms have been mailed to all residents.

**XI. NEIGHBORHOOD REPRESENTATIVE FORUM (CLOSING COMMENTS)**

- 1. Pat Haugen- Inquired about Kautz road running into Montgomery.
- 2. Neil DuBry- Inquired about Eola Road exit from I-88. Engineering complete, no final timeline for exit.

**XII.- ESTABLISH NEXT MEETING DATE-** Next meeting will be September 28th, 2004.

**XIII.- MOTION** to adjourn

**MOTION:** Scott Swing

**SECOND:** Connie Gallagher

**DISCUSSION:** None

**VOTE:** Motion passes, 5-0