

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

September 28, 2004

AT OAKS RECREATIONAL CLUB

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, September 28, 2004 meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:00 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:

Absent	Present	Board Member	Board Title
	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	

The following Neighborhood Representatives were in attendance:

Ashbrook

Julie Rodriguez
Open

330 Pinecrest Ct.

Mayfair

Bill Poppe*
Bob Dixon
Joe Babcock

2885 Carriage Way P
2721 Asbury Dr.
30 Richmond Lane

Aspen

Sue Ellen Gerchman
Charlotte Dockstader*

145 Alderwood
2908 Aspen Ct. P

Stanfield

Lewis Bullock*
Open position
Open position

2765 Carriageway P

Autumn Meadows

Pat Haugen*
Open position
Open position

2207 Beaumont Ct

Summerfield

Debbie Beaty*
Debbie Basak
Open position

284 Meadowview Lane
308 Foxworth Ct.

Breckenridge

Lynn Minnis *
Mike Chovancak*
Open position

2431 Millington Ct.
250 Millington Ln P

The Woods

Kim Karas *
Matt Boehnke
Duane Pifko

21 Norfolk Ct. P
4 Westmoor Ct.
80 Forestview Lane

Carriage Estates

Karyn Mrozek*
Barb Garitty
Carol Corrigan*

2697 Carriage Way P
2664 Carriage Way
2655 Carriage Way P

Wild Meadows

Matt Tomy*
Steve Bosco*
Open position

3118 Wild Meadow Ln. P
3123 Wild Meadow Ln. P

Inverness

Doug Gienger *
Rick Mervine*
Dennis Egan
Andy Robertson
Rich Mayer

645 Waterbury Dr. P
690 Waterbury Dr.
660 Waterbury Dr.
2361 Inverness Ct.
2355 Waterbury Cr

Country Homes

Julie Schroeder*
open

3065 Anton

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- Mgrm

P

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.

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

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

1. Bill Poppe- Concerned about overgrown trees at sidewalk on north side of Eola.
2. Karen Mrozek- Concerns of tree fungus on parkway trees. As per Jonathan, these trees are city property. Mike B. will follow up with Ald. Beykirch.

III. RESIDENT FORUM-

1. Dave Dockstader- Lives near wetlands, when house was built 6 years ago, was told wetlands would be burnt out each year. To date, no burning has occurred and Dave is concerned about condition of wetland. Mike to follow up with Park District as to status of burnout.
2. Phil Hansen- Lives in Autumn Lakes, off Waters Edge circle. Reported a fallen pine tree. Tree was removed but he is wondering if it will be replaced. Western Dupage to investigate.
3. Lewis Bullock- Questioned if Western Dupage is responsible for interior of berms. Per Mike and Jonathan, these areas are slit seeded and will be looked at during the fall walk-through.

IV. APPROVAL OF DATE BOARD MEETING MINUTES

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

MOTION: Laura Jackson

SECOND: Claudia Schmidt

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). Police department was

not interested in OH's offer to retrofit the pavillion area as temporary offices. Jonathan will be meeting with APD in the next few months to review status.

VI. TREASURER'S REPORT

State and federal tax returns were filed on 9/15. Scott and Gary to begin preparing 2005 budget.

Vanguard	\$ Not available
Smith Barney	\$ Not available
Old Second	\$ Not available
TOTAL FUNDS:	\$ 412,000.00

Looking at an annual assessment (versus current semi-annual) and a potential increase in assessment. As per Scott, an increase of 10-15% can be expected. Final information on increase and move to annual assessment will be given in the 2005 budget mailing to all OH residents.

Lewis Bullock questioned OH's Reserve funds and if they can be used in lieu of an assessment increase. As per Jonathan and Scott, the increase is needed to cover capitol improvements as OH ages as well as replenishment of reserves spent on 2003 & 2004 capitol improvements.

VII. COMMITTEE REPORTS

1. Recreation- Jonathan Lack- Tennis re-surfacing plan will be to fill cracks and re-surface in Spring 2005.

2. Modifications- Bill Poppe- 44 mods reported this year, 33 approved.

3. Internet- Melinda Lerner- No updates.

4. Traffic - Rick Mervine- Eola Road barrier planned for installation before Winter 2004-2005.

VIII. MANAGEMENT REPORT-

1. Landscape - As per Mike, weekly walkthroughs have shown significant improvement. Stadium area trees will be professionally trimmed. Parkways along main streets will be slit seeded. Western Dupage contract is up for bid.
2. Entry lighting- OH owes for 15% of total job. Dick Briel will be responsible for light maintenance.
3. Shed status- Baum property sent out certified letters to all homewoners with sheds in violation.
4. Entryway signs- Mike would like to install an OH entry sign at the corner of Oakhurst and New York. He will contact Hunters Glen Apts. for approval.

5. Parking lot- Sealcoated and crack-filing complete.
6. Split rail fence- Was property of Park District, they will repair one final time then OH will take over ownership.

IX. OLD BUSINESS- None to discuss.

X. NEW BUSINESS-

1. Landscape proposals- OH board to meet for walk-through, will review outstanding landscape proposals.

XI. NEIGHBORHOOD REPRESENTATIVE FORUM (CLOSING COMMENTS)

1. Karen Mrozek- Questioned what security ideas were on the agenda, specifically gating the park after a certain hour. Jonathan said this is under review with the police department.

XII.- ESTABLISH NEXT MEETING DATE- Next meeting will be in October 26, 2004.

XIII.- MOTION to adjourn

MOTION: Scott Swing

SECOND: Connie Gallagher

DISCUSSION: None

VOTE: Motion passes, 5-0