

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

September 27, 2005

AT Eola Community Center

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, September 27, 2005 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 Eola Center. A quorum of the Board was present. Erika Goerich called the Roll. The following Board Members were in attendance:

Absent	Present	Board Member	Board Title
	X	Jonathan Lack	Director/President
	X	Connie Gallagher	Director/Vice President
	X	Erika Goerich	Director/Secretary
	X	Scott Swing	Director/Treasurer
	X	Gary Grissinger	Director
	X	Phil Hansen	Director
	X	Claudia Schmidt	Director
	X	Mike Baum	Baum Property
X		Tina Straits	Baum Property

Guests:

The following Neighborhood Representatives were in attendance:

Ashbrook

Julie Rodriguez 330 Pinecrest Ct.
Open

Mayfair

Bill Poppe* 2885 Carriage Way
Bob Dixon 2721 Asbury Dr.
Joe Babcock 30 Richmond Lane

Aspen

Sue Ellen Gerchman 145 Alderwood
Charlotte Dockstader* 2908 Aspen Ct.

Stanfield

Lewis Bullock* 2765 Carriageway

Open position
Open position

Autumn Meadows

Pat Haugen* 2207 Beaumont Ct
Open position
Open position

Summerfield

Debbie Beaty 284 Meadowview Lane
Debbie Basak 308 Foxworth Ct.
Open position

Breckenridge

Lynn Minnis 2431 Millington Ct.

The Woods

Kim Karas 21 Norfolk Ct.

Mike Chovancak* 250 Millington Ln
Open position

Matt Boehnke 4 Westmoor Ct.
Duane Pifko 80 Forestview Lane

Carriage Estates

Karyn Mrozek* 2697 Carriage Way
Barb Garitty 2664 Carriage Way

Wild Meadows

Matt Tomy 3118 Wild Meadow Ln.
Hans Schmidt for
Steve Bosco* 3123 Wild Meadow Ln.

Open Position

Open position

Inverness

Doug Glenger * 645 Waterbury Dr.
Rick Mervine 690 Waterbury Dr.
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.
Julie Schroeder* 3065 Anton

Heather Glen Assn.

Erika Goerich*
c/o Baum Property-Loree King- Manager

The Townes of Oakhurst Homeowners Assn.

Jo Fredell Higgins, President 112 Cammeron Ct.
Neil DuBry* 3022 Anton Drive

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

* - present

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

Three representatives of Acres were present to address resident concerns regarding landscaping. The following items were noted.

- A. Dead Tree at 240 Millington - to be addressed at walkthrough
- B. Dead tree near 2828 Breckenridge - to be addressed at walkthrough
- C. Neil DuBry asked about watering on the newly installed grasses on Eola near traffic barricades - Acres noted they should be watered once per week
- D. Bill Poppe asked if Acres has been watering the berms. Acres stated they water as much as possible. The water is brought in by Acres and is not taken from pool or hydrants

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

NONE

III. RESIDENT FORUM-

NONE

IV. APPROVAL OF DATE BOARD MEETING MINUTES

Jonathan Lack entertained a motion to approve the minutes, June 28, 2005:

MOTION: Claudia Schmidt

SECOND: Scott Swing

DISCUSSION: None

VOTE: Motion passes, 6-0

IV. DIRECTORS AND OFFICERS REPORTS

NONE

VI. TREASURER'S REPORT

- A. Scott Swing reported on our current Reserves and Cash position: \$121,353.00- operating, \$ 192,545- reserves, 313,898.00 total.
- B. The 2004 tax returns were completed and filed. Refunds will be used to pay 2005 taxes.
- C. Work on the 2006 budget has begun. The proposed version will be published in the November Oracle

VII. COMMITTEE REPORTS

A. Recreation- Jonathan Lack

Nothing to report

B. Modifications- Bill Poppe-

- 1. 50 modifications submitted in 2005, 36 approved, 0 rejected, 14 on-hold.
- 2. Jonathan Lack entertained a motion to approve the revised architectural guidelines as posted:

Motion: Claudia Schmidt
Second: Gary Grissinger
Discussion: None
Vote: 6-0

3. Internet- Melinda Lerner- Nothing to report.

4. Traffic -

Donna Mercheck - Raised issue of traffic on Eola including school buses needing to make left turns onto Eola in the mornings. Jonathan Lack stated that the Board is also concerned.

Rick Mervine - Oakhurst can talk to school board about changing bus routes so they don't have to make left turns on Eola. Oakhurst will ask to School District to change bus routes
Speed studies and ticketing patrols are done by the Aurora Police. Accident statistics are requested on annual basis and Oakhurst receives automatic reports on property damage. A recent Steck PTA letter discusses changes they would like to see and Oakhurst agrees with these changes. Steck PTA president was in attendance and requested an email regarding suggested bus routes.

Eola barricades require 7 or 8 additional plantings and the project

will be complete.

5. Newsletter - Scott Swing- Nothing to report.

VIII. MANAGEMENT REPORT-

- A. Landscape- Tough year. Proposal for additions will be prepared.
- B. Entry lighting- Mike brought a sample from a different lighting company. Wire nuts go into vial filled with goo to keep water proof. No specifications have been prepared for the remaining two areas on New York, so the different quotes are difficult to compare. Mike to evaluate and make recommendation.

Motion to do final phase entrance lighting on New York for a price not to exceed \$12,000

Motion: Claudia Schmidt
Second: Gary Grissinger
Discussion: None
Vote: 6-0

- C. Tennis court resurfacing- Done. Look good and courts have been striped.
- D. Volleyball court complete with new nets and posts.
- E. Split rail fence repaired 9/26/05
- F. Inspector - Mostly basketball net violations were noted.

IX. OLD BUSINESS-

- a. None to discuss.

X. NEW BUSINESS

- A. Landscaping
- B. Lighting
- C. Aerators for ponds \$9,700 from Frost Electric for installation of the electrical hook-ups. This will be included in the 2006 budget and additional bids will be obtained.
- D. The landscaping walkthrough will be on October 4, 2005 at 8am.

XI. OPEN FORUM (CLOSING COMMENTS)

1. Bill Poppe - Budget comments to Scott
2. Landscaping budget because of drought.
3. Arch modifications on the website are redlines.
4. Lighting on signs has been changed to softer lighting.

XII.- ESTABLISH NEXT MEETING DATE- Next meeting will be October 25, 2005.

XIII.- MOTION to adjourn

MOTION: Scott Swing

SECOND: Gary Grissinger

DISCUSSION: None

VOTE: Motion passes, 6-0