

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

September 25, 2007

Oakhurst Pool Building

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, September 25, 2007 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 Oakhurst Pool Center. A quorum of the Board was present. The following Board Members were in attendance:

Absent	Present	Board Member	Board Title
	X	Jonathan Lack	Director/President
	X	Doug Gienger	Director/Secretary
	X	Claudia Schmidt	Director
	X	Connie Gallagher	Director/Vice Pres
	X	Phil Hansen	Director
X		Jeff Rutan	Director
	X	Mike Baum	Baum Property
	X	Rhonda Sitterly	Baum Property

Guests:

The Neighborhood Representatives in attendance are marked with an X:

Ashbrook

Julie Rodriguez 330 Pinecrest Ct.
Open

Mayfair

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

X

Aspen

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

Stanfield

Lewis Bullock 2765 Carriageway

Open position
Open position

Autumn Meadows

Pat Haugen 2207 Beaumont Ct. X
Open position

Summerfield

Open position
Debbie Basak 308 Foxworth Ct.

Breckenridge

Lynn Minnis 2431 Millington
Ct.
Mike Chovancak 250 Millington Ln. X
Bill Chinetti 2558 Breckenridge X

The Woods

Duane Pifko 80 Forestview Lane
Open Position

Carriage Estates

Karyn Mrozek 2697 Carriage Way X
Barb Garitty 2664 Carriage Way X

Wild Meadows

Steve Bosco 3123 Wild Meadow Ln. X
Abha Dey 3119 Wild Meadow Ln. X

Open Position

Inverness

Rick Mervine 690 Waterbury Dr. X

Dennis Egan
Andy Robertson
Linda Gula

660 Waterbury Dr.
2361 Inverness Ct.
846 Wintergreen Dr

Multi-Family Neighborhoods

Autumn Lakes Condo Assn.

Connie Gallagher 2984 Waters Edge X

Country Homes of Oakhurst Assn.

Janet Begeman 3145 Anton X

Heather Glen Assn.

Jeff Rutan
3225 Heather Glen

The Townes of Oakhurst Homeowners Assn.

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

The Townes of Oakhurst Condo Assn.

R.J. Hansen

Hunters Glen Apartments

Penny Priebe, Manager 245 N. Oakhurst Dr.

Abington Woods

Ken Szczesny 2232 Stoughton

X - present

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

- A. There was a brief discussion regarding 2 lots that are for sale, and according to a sign posted near Stonebridge, the lots are in Oakhurst. The lots are actually at Mapleside - discussed the possibility of adding them to Oakhurst.
- B. Until a decision is made on what will be done to replace the neighborhood signs, it was decided that the Country Homes signs will be painted with stencils as a temporary fix.
- C. Rick Mervine stated that Luanne Swing wanted to express her thanks to the Oakhurst Board for their support. Connie Gallagher suggested a donation be made to the American Cancer Society in Scott Swing's name. Janet Begeman suggested donations might be more appropriate. President Lack stated that this would be tabled until research of the By-laws could be checked regarding this type of expenditure.

III. RESIDENT'S FORUM

- A. A homeowner reported that the pond near Ashbrook and

Mapleside has a ring of "scum" that is being circulated by the aerator. Acres will be notified that they need to be careful when mowing along the ponds that they don't put debris/clippings into the ponds.

- B. A homeowner reported that there is a leak at the median on Asbury north of Mapleside. Acres will be notified.
- C. A question was raised regarding an uneven sidewalk near the Starbucks. The resident was advised to call the city.
- D. Two street lights are out at McCoy and Asbury. Residents should call 264-info to report this.
- E. A lengthy discussion took place regarding Planned Parenthood, the protestors, homeowner concerns about property values and what options did the association and homeowners have. Jonathan Lack stated that the Board cannot take a position regarding this. The name Oakhurst is not in the address of the building and the Association has no viable options. A homeowner requested that the Association propose funding to hire an attorney to investigate possible options and was told by President Lack that at this time this is not something to be considered by the board.

IV. APPROVAL OF July 24, 2007 BOARD MEETING MINUTES

Phil Hansen made a motion to approve the minutes of the April 24, 2007 meeting.

Motion: Phil Hansen
Second: Doug Gienger
Vote: 4-0

V. DIRECTORS AND OFFICERS REPORTS

VI. TREASURER'S REPORT

Mike Baum reported that the 2008 proposed budget has no increase in assessments. Connie Gallagher made a motion to post the budget in the October Oracle and Phil Hansen seconded. There is currently \$268,000 in the Smith Barney

fund, and a total of \$441,000 in equity. Jeff Rutan will fill the vacancy left by Scott Swing.

VII. COMMITTEE REPORTS

A. Recreation - Jonathan Lack

The tennis hitting boards are being rebuilt.

B. Modifications - Bill Poppe

Fifty six to date, 20 need to be finalized.

An issue has come up regarding lights on basketball hoops. These will be handled on an individual basis.

A reminder will be posted in the Oracle regarding the "monotony rule" regarding siding colors.

C. Internet - None.

D. Traffic - Rick Mervine

The school radar signs on McCoy are up and running and the effect has been slowing traffic. Eola/Oakhurst Dr.: there was a discussion regarding the Com Ed station and possible solutions to prevent it from being hit by cars. Moving it is not financially feasible so a wooden barrier is being installed by Com Ed. A new stop sign was installed at Cheshire and Forestview.

E. Newsletter

Jonathan Lack stated that Trash Day was well received. Six trucks were filled.

F. Landscape

Claudia stated that the landscape committee will consist of her and Bill Chinetti. The 4 walls at McCoy and Oakhurst are in the budget for 2008 and the two walls at New York and Asbury for 2009. McCoy is in need of attention; some of the plantings there are over 20 years old.

VIII.MANAGEMENT REPORT - Rhonda Sitterly

A. POND AERATOR STATUS

The second aerator has been installed in the large pond at Eola and McCoy. The existing aerator was moved over so the two aerators are centered.

Management was able to reach an arrangement with Ross Electric that the aerator will be removed at no charge and warranted for the entire 2008 season.

The aerators will be removed prior to when ice will set in (end of October/early November).

B. RECREATIONAL AREA

New heavy-duty basketball nets installed.

Bid for seal coating the walking path, bb courts and main lot is attached. If anything is to be done this year—we need to let him know immediately so he can

schedule in this season.

Two "For Resident Use" only signs installed at the pavilion and volley ball court. Management company ordering two more to cover area more efficiently.

C. SIGNS

Regarding removing one pillar and installing a plaque on the remaining...a quote for this work is attached - \$1837.41 from Aurora Sign. A second bid was obtained from Independent Outdoor - approximately \$2200.00 each (he is faxing the bid). Another bid was obtained from Enterprise Sign for a 1-piece sandblasted sign to be installed on the existing wood at a cost of \$956.00. For areas where the wood is in need of replacement, the price to replace the tongue and groove wood sign is \$1900. This would give the option of keeping the larger signs and only replacing the wood of the really deteriorated signs as needed. The sandblasted sign could be reinstalled at any time onto the new wood.

D. LIGHTING ISSUES

We've hired a vendor to go out and replace burned out bulbs at all entrances. This was 2-step process since there were so many out-going out at night and marking all burned out fixtures with blue tape and then returning in the day to do the actual replacement of bulbs. Two-thirds of the areas have been replaced - more of the landscape bulbs are on back-order before it can be finished. The vendor will perform a monthly check for burned out bulbs.

E. BASKET BALL HOOPS/INSPECTION REPORT

Violation report attached. Three homes being fined at \$150 rate. Letters are also being sent to those placing signs in their yards regarding the Planned Parenthood. Homeowners calling to complain that they are being singled out. Reports we are getting are not specifying for or against, so this is obviously not true.

F. COLLECTIONS ACTIVITY

Delinquency report and status letters from K&C

attached. Assessments due as of the last meeting were \$14,105.00. Assessments due as of 9/24 were \$8138.00. In addition, 10 of the outstanding accounts now have a judgment against them. If accounts are not paid by the stay dates (most in October), eviction proceedings can begin—this usually gets the owners to pay. Several other accounts have made payment arrangements and/or are selling shortly.

G. 2006 TAXES

Copies attached.

IX. OLD BUSINESS

NONE

X. NEW BUSINESS

NONE

XI. ESTABLISH NEXT MEETING DATE

The next meeting will be October 23 for a year-end review. No meeting to be held in November or December. The October meeting will be the volunteer appreciation dinner which will take place at 6 PM, with the regular meeting to follow and an executive meeting after that.

XII. MOTION to Adjourn

MOTION: Connie Gallagher

SECOND: Claudia Schmidt

Vote: 4-0