

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

September 28, 2010

Oakhurst Pool Building

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, September 28, 2010 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	President
	X	Doug Gienger	Secretary
	X	Claudia Schmidt	Director
	X	Connie Gallagher	Vice President
	X	Phil Hansen	Director
	X	Jeff Rutan	Treasurer
	X	Bill Bernard	Director
	X	Mike Baum	Baum Property
	X	Rhonda Sitterly	Baum Property

Guests:

The Neighborhood Representatives in attendance are marked with an X:

Ashbrook

Marilyn Hollis 310 Pinecrest Ct. X
Doug Lucas 261 Ashbrook Ct. X

Mayfair

Bill Poppe 2885 Carriage Way
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.
Jim Valastro 2225 Beaumont Ct.

Summerfield

Debbie Beaty 284 Meadowview Lane X
Debbie Basak 308 Foxworth Ct.
Bill Bernard 2236 Thornwood Ct. X

Breckenridge

Lynn Minnis 2431 Millington
Ct.
Bill Chinetti 2558 Breckenridge

The Woods

Duane Pifko 80 Forestview Lane

Open Position

Carriage Estates

Karyn Mrozek 2697 Carriage Way X
Barb Garitty 2664 Carriage Way

Wild Meadows

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

Open Position

Inverness

Rick Mervine	690 Waterbury Dr.	X
Robin Church	680 Clarendon Dr.	X
Linda Grula	846 Wintergreen Dr	X

Multi-Family Neighborhoods

Autumn Lakes Condo Assn.

Connie Gallagher	2984 Waters Edge	X
------------------	------------------	---

Country Homes of Oakhurst Assn.

Janet Begeman	3145 Anton
Judy George	3047 Anton

Heather Glen Assn.

Jeff Rutan	3225 Heather Glen	X
------------	-------------------	---

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)

Question regarding landscape responsibility at the bridge path to the sidewalk. Area has not been serviced all season; vendor will be contacted.

Robin Church asked about a possible communication method for all Oakhurst residents to be notified of important information. Discussion but no decisions.

Linda Grula asked if the colored mums would be returning to Oakhurst. Mums were discontinued due to cost allowing for other projects. Vendor is donating some this year.

Doug Lucas questioned the 7AM weekday start for vendors and reason behind it. City regulations have an impact on these decisions.

Question regarding how a resident handles an unmaintained fence in their neighborhood. Owners

should report items to management.

III. RESIDENT'S FORUM

None.

IV. APPROVAL OF July 27, 2010 MEETING MINUTES

Several changes noted: Doug Gienger was marked as both present and not present (was not present), Pat Haugen was not present and Jeff Rutan was not marked as Treasurer. A motion to approve the July 27, 2010 minutes:

Motion: Connie Gallagher

Second: Phil Hansen

Vote: 7-0

V. TREASURER'S REPORT

Jeff Rutan reported that as of August 31, 2010 there was \$180,874.00 in the regular checking and a total of \$295,463.00 in assets.

VI. COMMITTEE REPORTS

A. Recreation - Jonathan Lack

Jonathan stated that soccer is ongoing. The September 11 Block Party was very successful and would most likely become an annual event to be held the Saturday after Labor Day. Over 500 people attended.

B. Modifications - Bill Poppe

No report.

C. Traffic - Rick Mervine

The New York street construction has been postponed for at least a year, maybe two. Instead a one mile section of Eola south of Montgomery Road will take place. Additional red light cameras will be installed in areas where T-bone accidents have occurred. The proposed bike path near Kautz was not accepted at this time and will be considered for 2011.

D. Landscape - Claudia Schmidt

Claudia reported that the landscape vendor's contract will be reviewed and a meeting will be scheduled to discuss the future contracts.

VII. MANAGEMENT REPORT - Rhonda Sitterly

A. RECREATIONAL/COMMON AREAS

1. Half of the 32 neighborhood wooden signs were replaced. The second half will be done in 2011.
2. Attached is the bid from Ross Electric for aerator removal/storage/reinstall.

B. COLLECTIONS/DELINQUENCY REPORT

The current A/R report is attached. A total of \$22,456.00 is outstanding; \$24,175.00 has been collected since the July meeting. Letters were sent to all on September 1. Seven accounts were sent to legal on September 1, three have set up payment arrangements. Collection efforts will continue.

C. INSPECTION REPORT

1. September 16 report attached. Minor infractions. Two portable basketball hoops found.

VIII. NEW BUSINESS

- A. Next Meeting Date - October 26, 2010 6PM
Volunteer Appreciation Dinner

IX. OLD BUSINESS

Covered in the management report.

X. MOTION to Adjourn

Motion to adjourn at 7:52 PM

MOTION: Connie Gallagher

SECOND: Claudia Schmidt

Vote: 7-0