

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Monday, October 15 2001, meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:10 P.M. by President Jeanette Reida at the Oaks Recreational Club. A quorum of the Board was present. Mary Armstrong called the Roll. The following Board Members were in attendance:

ABSENT	PRESENT	BOARD MEMBER	BOARD TITLE
	X	Jeanette Reida	Director & President
	X	Kermit Lee	Director & Vice President
	X	Mary Armstrong	Director & Secretary
X		Scott Swing	Director & Treasurer
	X	Jonathan Lack	Director
	X	Margaret Stokes	Director

The following Neighborhood Representatives were in attendance:

Neighborhood Representative	Representing	Absent/ Present	Neighborhood Representative	Representing	Absent/ Present
John Rahn	Ashbrook	Absent	Bill Poppe	Mayfair	Absent
Tony Carbone	Ashbrook	Absent	Bob Dixon	Mayfair	Absent
Open	Ashbrook	Absent	Open	Mayfair	Absent
John Hurst	Aspen	Present	Wayne Johnson	Stanfield	Absent
Charlotte Dockstader	Aspen	Present	Open	Stanfield	Absent
Melinda Lerner	Aspen	Present	Open	Stanfield	Absent
John DiJohn	Autumn Meadows	Absent	Colleen McKinley	Summerfield	Absent
Mark Vance	Autumn Meadows	Present	Debbie Beaty	Summerfield	Absent
Open	Autumn Meadows	Absent	Debbie Basak	Summerfield	Absent
Lynn Minnis	Breckenridge	Absent	Kim Karas	The Woods	Absent
Open	Breckenridge	Absent	Duane Pifko	The Woods	Absent

Neighborhood Representative	Representing	Absent/ Present	Neighborhood Representative	Representing	Absent/ Present
Open	Breckenridge	Absent	Linda Hunt	The Woods	Absent
Karyn Mrozek	Carriage Estates	Present	Matt Tomy	Wild Meadows	Absent
Open	Carriage Estates	Absent	Steve Bosco	Wild Meadows	Present
Open	Carriage Estates	Absent	Open	Wild Meadows	Absent
Doug Gienger	Inverness	Absent	Ron Joyce	Autumn Lakes	Absent
Gary Grissinger	Inverness	Present	David Wilson	Country Home of Oakhurst	Absent
Rick Mervine	Inverness	Present	Becki Thomas	Heather Glen	Absent
Dennis Egan	Inverness	Absent	Neil DuBry	The Townes of Oakhurst	Present
Mario Valaperta	Inverness	Present	Tamara Hatcher	The Townes of Oakhurst Condominium	Absent
			Penny Priebe	Hunter's Glen	Absent

Also present was Kelly Henry from Baum Property Management.

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

Jeanette Reida asked if there were any neighborhood reps who wished to address the Board. There were none.

III. RESIDENT FORUM

Jeanette asked if there were any residents who wished to address the Board this evening. There were none.

IV. APPROVAL OF AUGUST 20, 2001 MEETING MINUTES

Jeanette entertained a motion to approve the minutes.

MOTION: Jonathan Lack made the motion. Mary Armstrong seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 4-0.

V. DIRECTORS AND OFFICERS REPORTS

There were none.

VI. TREASURER'S REPORT

Jeanette reported for Scott who was not present. Total Operating Funds are \$108,822.33. Total Reserve Funds are \$196,526.33. The total cash position is \$305,348.66.

VII. COMMITTEE REPORTS

- A. Recreation - Jonathan Lack
Soccer is winding down. No other report.
- B. Modifications - Linda Hunt
No report.
- C. Internet - Melinda Lerner
Melinda has no report.
- D. Welcome - Kim Karas
No report.
- E. Traffic - Rick Mervine
Rick reports that they have updated the information on the web site. There is now a way for residents to get a more immediate response with e-mail as well as with the survey. They have started auditing individual sites starting with the school, looking at problem areas.

VIII. MANAGEMENT REPORT

Kelly Henry reports on item number one, the Western DuPage update. She has sent them faxes on items that were called in to her or that there were questions about at the last meeting. Their responses are included in her packets. They stated that the bushes that were planted at the entrance to the club house were hoped to come back in the Spring. If they do not, they will be replaced at that time. Also, is the spirea

rejuvenation bid. Western DuPage proposes \$175.00 per hour per crew. They would start with the main thoroughfares first and then move on to other areas, and they would like the Board to set the limit for time and materials.

Item number two is sign repair update. There is a proposal from Independent Outdoor Signs recommending that six frames on the neighborhood signs be repaired; two at Autumn Lakes, two at Ashbrook and two at Inverness. The total cost would be \$645.00. These repairs are above and beyond the restoration that was done in the Spring. Dick Briel has proposed installing drywall screws in all the entrance signs to prevent some future repairs. The proposal is \$7.00 to \$10.00 per sign for this work.

Item number three, regarding 2521 Cheshire wooded area. There are two proposals to rejuvenate this area, to remove all dead and diseased trees. The first proposal is from Kramer Tree Specialist from West Chicago. They bid \$2,434.00. Henderson has placed a bid of \$3,600.00.

The insurance renewal bid is item number four. Nationwide gave a verbal proposal to renew the insurance which would be effective December 1. The package price for the insurance would go up about 5% to \$3,117.00. Workman's comp price would remain the same at \$750.00 and the umbrella would also remain the same at \$773.00 for a total of \$4,640.00.

Wild Meadows parkway problem is item number five. She talked to a gentleman from the City of Aurora regarding the median problem by Wild Meadows. They said they would take a look at it, but they have not confirmed that they did so. They proposed installing a flexible plastic pipe that is reflective and that would be higher. They did not believe that painting the curb would solve the problem.

Odds and ends is item six. Dick Briel has removed the Oakhurst directional sign located near Abington Woods. There is a light out on the corner of Oakhurst and Eola. The City reports that a light has been ordered and will be replaced when it comes in.

Mike Baum reports on the sidewalk repair on McCoy. He also reported on the Ashbrook fence survey. They did state the lot line and it is on top of the berm. The majority of the berm is on the commercial side. The homeowners were almost unanimous in not wanting a fence. He proposes sending certified letters to both the commercial residents and to request the cost of a fence and tell them that we were going to do landscaping.

IX. OLD BUSINESS

- A. SIDEWALK REPAIR UPDATE**
McCoy sidewalk repair has been updated.

B. MANAGEMENT BID PACKETS

Jeanette notes that we are not in a position to make a determination yet.

C. ABINGTON WOODS SIGNAGE

Mike Baum reports that he talked to Ryland and they are agreeable to any monument that the City will allow. He notes that if the Board wants to go with a monument, the next step is to see how much land there is and find out from the City how big of one can be put up. It is based upon frontage feet. It was asked if Ryland would be paying for this. Jeanette replied that there is \$7,500.00 in an escrow account from them.

D. ASHBROOK FENCE

This has been updated. The commercial businesses have received registered letters.

E. CHESHIRE WOODED AREA

Jeanette entertained a motion for Kramer Tree Services for \$2,434.00 to clean up the dead wood and brush in this area.

MOTION: Jonathan Lack made the motion. Mary Armstrong seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 4-0.

X. NEW BUSINESS

A. The monument landscaping at Oakhurst and Carriage Way is going to Old Business.

B. Neighborhood signage repairs was talked about earlier.
Jeanette entertained a motion to approve the bid from Independent Outdoor Signs for \$645.00.

MOTION: Jonathan Lack made the motion. Mary Armstrong seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 4-0.

C. The Wild Meadows median is going to Old Business.

D. The insurance renewal bid is being put on Old Business.

E. Dick Briel repairing signs with drywall screws for \$7.00 to \$10.00 per sign.
This was approved.

XI. NEIGHBORHOOD REPRESENTATIVE FORUM (CLOSING COMMENTS)

Steve Bosco - Wild Meadows - Inquired as to the absence of flowers in front of the Wild Meadows sign. Jeanette explained that not all single family neighborhoods have flowers at their monuments due to irrigation problems. The multifamily areas now all have flowers because Autumn Lakes had flowers and the others did not. The other multifamily areas received flowers at no cost to Oakhurst because of the controversy of who was and was not getting flowers. They are watering the flowers with a water truck.

Kermit Lee - Vice President - Asked Mike Baum and Kelly what was the cost of landscaping/snow removal for the Hunters Glen apartments. Jeanette replied that she thought they put in their own flowers. Kermit also noted that there are certain issues that need to be addressed by the management of the multifamily units such as parking, commercial vehicles, etc. He noted that the master association bylaws state certain rules, but the sub-association can establish rules that can be more restrictive but not less restrictive, and management should draft a letter to the sub-associations stating this point. Jeanette stated that the Board wants to develop a closer working relationship with the sub-associations and this could be part of it.

Neal DuBry - Townes Homeowners - Stated that with the upcoming snow season, the letter to the sub-associations could inform them to alert their members that they should be parking in their driveways to keep the streets clear for the plows.

Charlotte Dockstader - Aspen - Reported a problem with flooding in their cul-de-sac because the wetlands had filled up and the outlet is not big enough. The City came out and said there was not much they could do unless they brought out pumps to pump the water into the creek. She suggested keeping an eye on this to see if another outlet is needed. Jeanette replied that there were several areas in the neighborhood with flooding complaints after the recent rains.

Rick Mervine - Inverness - The Fox Valley Park District is in the process of putting together plans for new buildings, future needs. They are talking about expanding the facility on Eola Road, adding aquatics and building a new community center and a few other parks. He was asked to bring this information to the community and advise them that if anybody had any thoughts to call Debbie Thompson at the Fox Valley Park District. Rick noted that he is on the advisory committee and he can also be called with input.

Joan Hurst - Aspen - Had a landscaping question regarding the issue of perennials. Asked if they had been put in. Jeanette replied that it had been discussed, but they were not put in.

Jeanette Reida - President - Reported that she forgot to mention that they got the audit report back and it was a clean audit. She noted that there would be a letter going out with the proposed budget for next year, leaving the same assessment rate.

XII. ESTABLISH NEXT MEETING DATE

Jeanette set the next Board meeting for Monday, November 19, 2001. The next Communications meeting will be on Monday, November 5, 2001.

XIII. ADJOURNMENT OF BUSINESS MEETING

Jeanette entertained a motion to adjourn the meeting at 7:40 P.M.

MOTION: Kermit Lee motioned to adjourn. Jonathan Lack seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 4-0

Respectfully submitted,

Mary M. Armstrong
Secretary
Oakhurst Community Association