

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

OCTOBER 21, 2002

AT OAKS RECREATIONAL CLUB

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Monday, October 21, 2002, meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:02 P.M. by President Jonathan Lack at the Oaks Recreational Club. A quorum of the Board was present. Jonathan Lack 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 & Vice President
X		Laura Jackson	Director & Secretary
	X	Scott Swing	Director & Treasurer
	X	Margaret Stokes	Director

The following Neighborhood Representatives were in attendance:

Neighborhood Representative	Representing	Neighborhood Representative	Representing
Absent	Ashbrook	Absent	Stanfield
Melinda Lerner	Aspen	Debbie Beaty	Summerfield
Joan Hurst	Aspen	Linda Hunt	The Woods
Charlotte Dockstader	Aspen	Steve Bosco	Wild Meadows
Absent	Autumn Meadows		Autumn Lakes
Absent	Breckenridge		Country Homes
Barb Garrity	Carriage Estates		Heather Glen
Rick Mervine	Inverness		TownesHomeowners
Dennis Egan	Inverness		Townes Condos
Absent	Mayfair		Hunters Glen

****PLEASE NOTE THAT JONATHAN DID NOT CALL THE ROLL FOR MULTIFAMILY. PERHAPS YOU CAN FILL IT IN.

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

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

Melinda Lerner - Aspen - Reported that there is much cut-through traffic in Ashbrook between McCoy and New York Street. She also reported problems with traffic visibility due to overgrown trees in the median at Wild Meadows.

Debbie Beaty - Summerfield - Notes that she is a crossing guard at the corner of Inverness Court and Inverness Drive and that there is a very large bush on the corner that blocks the view of oncoming traffic. She wondered if there was something that could be done about this since it was on private property. It was suggested that Mike Baum contact the homeowner.

Joan Hurst - Aspen - Reported that over the past weekend, she and some other residents who live east of Eola had been petitioning the rest of Oakhurst due to the reorganization of the school boundaries. She outlined the problems and the proposals of this and how it would affect the neighborhood.

III. RESIDENT FORUM

There was a comment made thanking the Board for the trees at the end of the cul-de-sac at Aspen. The drive-through traffic has now ceased.

IV. APPROVAL OF SEPTEMBER 16, 2002 BOARD MEETING MINUTES

Jonathan Lack tabled this to make sure everyone had a chance to review them.

V. DIRECTORS AND OFFICERS REPORTS

There were no reports.

VI. TREASURER'S REPORT

Scott Swing reported that as of October 18, 2002, the Total Operating Funds were \$142,797.75. The total Reserve Funds were \$228,517.00 for a total cash position of \$371,315.00.

He noted that the proposed 2003 budget would be mailed out this week to all Oakhurst residents. This would be formally approved and adopted at the November meeting. There again is no change in the assessments.

VII. COMMITTEE REPORTS

A. Jonathan Lack - Recreation - Soccer ends this week.

B. Linda Hunt - Modification - There will be no modifications in December.

C. Melinda Lerner - Internet - She needs to clean out some of the outdated material to clear up some space on the web site.

D. Rick Mervine - Traffic - Discussed the traffic problems with cut-throughs in the Ashbrook neighborhood as well as other areas. He notes that the City of Aurora has agreed to send eight high level traffic and engineering people to a worldwide traffic seminar to learn more about these issues. Rick noted that the proposed pedestrian overpass by Steck School is progressing to the point where a proposal has been received from Engineering Enterprises, Inc. He will supply copies to the Board. More information is still needed to determine actual cost of this project. The anticipated cost is under \$400,000.00.

VIII. MANAGEMENT REPORT

Mike Baum reports for Baum Property Services. He gives a collections update. Landscape status - most if not all of the improvements approved at the last meeting have been done. He noted that the split seeding came in well this fall. The shore improvements on the lake at McCoy and Eola were approved at the last meeting and a different plan has been proposed that is less costly. This would be done in the spring.

Mike reports on the Ashbrook green fence. The developer has agreed to reimburse Oakhurst for his share. There still is need for some shrubs on the berm. Western has agreed to do this for half price, \$413.00.

As per previous discussions, there are cars going through the park and doing stunts, etc. There has been thought to putting up fences or landscaping, but the Board is now in favor of curbs to keep people from driving across the park. It is thought that since parking is an issue, that perhaps the driveway could be expanded.

Odds and ends - Mike has talked to the city again about the reimbursement for sidewalk repairs. He sent letters to the two people who collided with our landscaping. He noted that Kelly Henry called Nationwide Insurance about an ice rink and they said it would be an insurance nightmare because of the liability. He again mentioned the newsletter bid from a local printer.

IX. OLD BUSINESS

- A. Ashbrook Fence
This will remain in Old Business.

- B. Abington/Oakhurst Signage
This will remain in Old Business.

X. NEW BUSINESS

A. Newsletter

Scott Swing revisited the issue of creating an officially sanctioned Oakhurst newsletter. This presents an opportunity to raise additional revenues through advertising from local businesses. Several options have been explored and what is being considered is to work with a local printer at Alpha Graphics next to Blueberry Hill restaurant to help with the design, layout, printing and mailing. Scott feels that going with the printer rather than individuals who are interested in putting out the newsletter would provide more income. A representative from Alpha Graphics will be at the November Communications Meeting to finalize the details.

The hope is that the first official issue would go out in either January or February. To start off, the newsletter would go out every other month for the first year and then if it goes smoothly, one every month starting the second year. Scott reports that Linda Hunt has agreed to take on additional responsibilities as the neighborhood liaison to work with the printer gathering relevant articles and coordinating issues. He believes that the revenues expected from the newsletter are going to more than cover the additional expenses.

There was some discussion regarding ideas, etc. for the newsletter.

B. Landscaping

There are proposals for three items. The first one is for 14 vibernums for \$413.00. Another is for aeration of the soccer fields for \$810.00. The last is to replace five shrubs near the Townes for \$425.00. The replacement of the shrubs will be tabled until spring.

MOTION: Kermit Lee motioned to approve this expenditure.
Margaret Stokes seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 4-0.

C. Widening of street in park

Jonathan suggested obtaining bids and possible ideas.

XI. NEIGHBORHOOD REPRESENTATIVE FORUM (CLOSING COMMENTS)

Jonathan asked if there were any final comments.

There was a comment made pertaining to obtaining competitive bids for the construction of the proposed bridge on McCoy.

XII. ESTABLISH NEXT MEETING DATE

Jonathan noted that future meetings will be held on the first and third Wednesday of the month as opposed to Monday beginning in November. There will be no meetings in December.

The next Communications Meeting will be held on November 6. The next Board meeting will be on November 20.

XIII. ADJOURNMENT OF BUSINESS MEETING

Jonathan entertained a motion to adjourn the meeting.

MOTION: Kermit Lee motioned to adjourn. Scott Swing seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 4-0.

Respectfully submitted,

Jonathan Lack, President **NOTE: LAURA, I DON'T KNOW IF YOU WANT YOUR NAME HERE SINCE YOU WEREN'T THERE. PLEASE CHANGE IF NEEDED.**
Oakhurst Community Association

