

**OAKHURST COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
 October 21, 2003  
 AT OAKS RECREATIONAL CLUB

**I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM**

The Tuesday, October 21, 2003 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. Laura Jackson called the Roll. The following Board Members were in attendance:

<b>Absent</b>	<b>Present</b>	<b>Board Member</b>	<b>Board Title</b>
	x	Jonathan Lack	Director/President
	x	Gary Grissinger	Director/Vice President
	x	Laura Jackson	Director/Secretary
	x	Scott Swing	Director/Treasurer
	x	Claudia Schmidt	Director

The following Neighborhood Representatives were in attendance:

<b>Neighborhood rep</b>	<b>A/P</b>	<b>Representing</b>	<b>Neighborhood rep</b>	<b>A/P</b>	<b>Representing</b>
John Rahn		Ashbrook	Matt Tomy		Wild Meadows
Julie Rodriguez		Ashbrook	Lewis Bullock	p	Stanfield
Tom Maloney		Ashbrook	Debbie Basak		Summerfield
SueEllen Gerchman	p	Aspen	Debbie Beaty		Summerfield
Charlotte Dockstader	p	Aspen	Steve Bosco	p	Wild Meadows
Marc Vance		Autumn Meadows	Matt Tomy		Wild Meadows
Lynn Minnis		Breckenridge	Kim Karas		The Woods
Doug Gienger	p	Inverness	Dee Hoffner		The Woods
Rick Mervine	p	Inverness	Ron Joyce		Autumn Lakes
Rich Mayer	P	Inverness	Julie Schroeder		Country Homes
Dennis Egan	p	Inverness	Ericka Goerich		Heather Glen
Bill Poppe	p	Mayfair	Ken Szczesny	p	Abington Woods
Steve Moen		Mayfair	Tamara Hatcher		Townes Condos
Bob Dixon	p	Mayfair	Karyn Mrozek	p	Carriage Estates
			Barb Garrity		Carriage Estates
			Neil DuBry	p	TownesHomeowners

Mike Baum - Baum Property

**II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)**

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

Charlotte Dockstader-Landscape concerns in Aspen, Mike to investigate and seed/sod as appropriate.

Lewis Bullock- Inquired as to whether or not we will still be planting trees. Mentioned there are 3-4 areas on Eola near Waubonsie creek

Sue Ellen Gerchman- 2 homes that were sold, by-laws not presented at closing.

Claudia Schmidt- Neighbor would like special events for all schools in the Oracle. As per Jonathan, he has addressed this issue.

**III. RESIDENT FORUM- No resident forum.**

Kevin ????-Golf Pro from Stonebridge Country Club- Would like to organize an Oakhurst-Stonebridge golf outing. Asked for anyone interested in organizing an event to contact him. Neil DuBry recommended putting an article in the Oracle to communicate the potential event. Event would occur in the summer, most likely on a Monday. Extra revenues would be given to Oakhurst. Mike Baum recommended putting together a plan (fees, schedules, requirements,etc) for the Board to review.

**IV. APPROVAL OF DATE BOARD MEETING MINUTES**

Jonathan Lack entertained a motion to approve the minutes, September 2003 (pending revisions)

**MOTION:** Scott

**SECOND:** Gary

**DISCUSSION:** None

**VOTE:** Motion passes, 5-0

**V. DIRECTORS AND OFFICERS REPORTS- There were no reports**

**VI. TREASURER'S REPORT**

Scott Swing reported as of October, 2003:  
\$147,171.91 Total operating funds  
\$215,045.97 Reserve funds

2004 Budget will be finalized soon, plan is in line with 2003 plan. Budget and neighborhood rep nomination forms will be put in the Oracle to cut postage costs. Audit report has been completed and will be distributed to Board at the next meeting. No planned assesment increase in 2004.

## **VII.COMMITTEE REPORTS**

**a. Recreation**- Jonathan Lack- Fall soccer is finished, Robert Morris tennis arrangement worked well for summer 2003 and will be continued, there are 2 more weeks left in the arrangement.

**b. Modifications**- Bill Poppe - 12 awaiting completion and final inspection, 1 violation.

**c. Internet**- Melinda Lerner- No update.

**d. Traffic** - Rick Mervine- Bridge is in place, approximately 90% complete. Still a few outstanding landscape items. No firm date set for dedication. New York St. construction is on schedule, should be completed on time. Eola guard rail project (run through the city of Aurora traffic engineer)is in demand, need to determine who will be financing it. Eola Rd. interchange still planned for I-88, no specific timeline for the project. Feasibility and engineering studies in progress, should be started in 2004. Claudia Schmidt questioned whether or not Oakhurst will be getting a 25 MPH speed limit. As per Rick, this is in consideration, and will be first applied to areas identified as "cut-throughs." Claudia also questioned speed limit in front of park on Cheshire, and whether or not a stop sign or speed bumps could be put in place. As per Rick, the city has identified this area and it is part of a traffic-calming effort. Rick also mentioned they have audited the area and have documented the difference between actual and perceived speed.

**e. Scott Swing**- Newsletter- No updates.

## **VIII.MANAGEMENT REPORT**

Mike Baum reports for Baum Property Services-

Landscape- Fall walk-through completed. Presented bids from Fasel for plantings. Jonathan told Mike to move ahead with plantings. Mike asked for permission to purchase conifer and blue spruce plantings, board gave permission not to exceed 12 trees. Pond issues- e mail from Ray at Western addresses pond issues.

Street widening- Complete, speed bump signs will be posted. As per Rick Mervine signs should be backed up 1 block before bumps.

Lighting- At the drive through, it was determined that lighting can be enhanced. Four of ten corners completed, future corners will be enhanced. Presented estimate to add fourteen lights to existing corners.

MOTION to purchase extra lighting after pricing is modified

**MOTION:**Laura

**SECOND:**Gary

**DISCUSSION:**None

**VOTE:**Motion passes, 5-0

Tuckpointing- Has been completed, Mike to complete inspection. Stadium signs have arrived, Mike is storing extra sign for Oakhurst.

**IX. OLD BUSINESS-** There was no old business to address.

**X. NEW BUSINESS**

**A.**Landscaping - See Mike's mgt. Report.

**XI. NEIGHBORHOOD REPRESENTATIVE FORUM (CLOSING COMMENTS)**

Jonathan asked if there were any final comments.

Bill Poppe- Questioned whether Comcast has repaired sod damaged in Oakhurst. It has not, Mike to write letter to city notifying them of unrepaired damage. As per Rick, city has a phone number (264-INFO) to call regarding Comcast's bid for the city. Encouraged Oakhurst to express concerns.

**XII- ESTABLISH NEXT MEETING DATE- November 18, 2003**

**XIII-** MOTION to adjourn

**MOTION:**Scott

**SECOND:**Gary

**DISCUSSION:**None

**VOTE:**Motion passes, 5-0