

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

October 25, 2005

AT Eola Community Center

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, October 25, 2005 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 Eola Center. A quorum of the Board was present. Erika Goerich called the Roll. The following Board Members were in attendance:

Absent	Present	Board Member	Board Title
	X	Jonathan Lack	Director/President
	X	Connie Gallagher	Director/Vice President
	X	Erika Goerich	Director/Secretary
	X	Scott Swing	Director/Treasurer
	X	Claudia Schmidt	Director
	X	Gary Grissinger	Director
	X	Phil Hansen	Director
	X	Mike Baum	Baum Property
	X	Tina Straits	Baum Property

Guests:

The following Neighborhood Representatives were in attendance:

Ashbrook

Julie Rodriguez
Open 330 Pinecrest Ct.

Aspen

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

Autumn Meadows

Pat Haugen*
Open position
Open position 2207 Beaumont Court

Breckenridge

Lynn Minnis
Mike Chovancak*
Open position 2431 Millington Ct.
250 Millington Lane

Carriage Estates

Karyn Mrozek*
Barb Garitty
Open Position 2697 Carriage Way
2664 Carriage Way

Inverness

Doug Gienger
Rick Mervine
Dennis Egan
Andy Robertson
Rich Mayer 645 Waterbury Dr.
690 Waterbury Dr.
660 Waterbury Dr.
2361 Inverness Ct.
2355 Waterbury Cr

Mayfair

Bill Poppe*
Bob Dixon
Joe Babcock 2885 Carriage Way
2721 Asbury Drive
30 Richmond Lane

Stanfield

Lewis Bullock*
Open position
Open position 2765 Carriageway

Summerfield

Debbie Beaty
Debbie Basak
Open position 284 Meadowview Lane
308 Foxworth Court

The Woods

Kim Karas
Matt Boehnke
Duane Pifko 21 Norfolk Court
4 Westmoor Court
80 Forestview Lane

Wild Meadows

Matt Tomy
Steve Bosco*
Open position 3118 Wild Meadow Lane
3123 Wild Meadow Lane

Autumn Lakes Condo Assn. Ron Joyce, President	3124 Autumn Lakes Dr.
Country Homes of Oakhurst Assn. Julie Schroeder*	3065 Anton
Heather Glen Condo Assn. Erika Goerich* c/o Baum Property- Loree King- Manager	
The Townes of Oakhurst Homeowners Assn. Jo Fredell Higgins, President Neil DuBry*	112 Cammeron Ct. 3022 Anton Drive
The Townes of Oakhurst Condo Assn. Tamara Hatcher, President	3244 Anton Drive
Hunters Glen Apartments Penny Priebe, Manager	245 N. Oakhurst Dr.
Abington Woods Ken Szczesny	2232 Stoughton

* - present

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

- A. Volunteer Appreciation night
- B. Pat Haugan asked that Acres publish an article in the Oracle with recommendations for repairing damaged landscaping due to the summer's drought. He also asked for an update on the proposed mission statement. Mr. Haugan also recommended that a real estate symposium be considered for Oakhurst.
- C. Karyn Mrozek asked if the Ash trees were addressed during the landscaping walkthrough. Jonathan stated that they were not addressed at walkthrough, and that the Ash trees have a disease but it is not considered bad. Jonathon states that all Oakhurst trees were deep root fed because of drought.
- D. Lewis Bullock requested that the order of newsletter be changed to make it easier to differentiate between articles and advertisements. Scott Swing stated that the advertisers should be kept happy since we make a significant amount of advertising revenue.

III. RESIDENT FORUM-

None

IV. APPROVAL OF DATE BOARD MEETING MINUTES

Tabled

IV. DIRECTORS AND OFFICERS REPORTS

None

VI. TREASURER'S REPORT

Scott Swing reported on our current Reserves and Cash position: \$ 93,782.32- operating, \$ 193,085.10- reserves. \$286,867.42 total

2006 Proposed Budget is being worked on and will appear in the November Oracle.

VII. COMMITTEE REPORTS

A. Recreation- Jonathan Lack

Tennis court resurfacing complete. Lighting to be addressed in spring.

B. Modifications- Bill Poppe-

53 modification submitted in 2005, 36 approved, 0 rejected, 16 on-hold. Final, approved modifications are online on the Oakhurst website.

C. Internet- Melinda Lerner-

Nothing to report.

D. Traffic - Rick Mervine-

Eola barrier project complete.

E. Newsletter - Scott Swing

Nancy Vickers, editor of the Oakhurst Oracle was in attendance. Nancy requested any input for the newsletter via email.

VIII. MANAGEMENT REPORT- Mike Baum

- a. Landscaping additions. Acres submitted a bid for replacements at \$4200. Fasel's submitted a lower bid. Damaged turf will be repaired by Acres for free. Deep root feeding for the trees is complete.
- b. Acres has also proposed to transplant Russian sage, replace Spruce trees at the Stadium, and McCoy bridge improvements. Fasel's quote for the same work is cheaper. Acres also proposed turnstones at Oakhurst and Eola to prevent ruts. A second bid will be obtained.

- c. Acres also proposed berm bed cutting, which will be tabled until the spring.
- d. Entry lighting- Mike selected Gloworks at \$11,000. Additional lighting of the crab trees will be added to bring total to 12,000, as approved.
- e. Split rail fence has been repaired again
- f. Baum has hired a new inspector.
- g. Cable needs to be buried
- h. Clint Martin has the key to winterize the pavilion.
- i. Mike suggested that the electrical work for the pond aerators be done over the winter.

IX. OLD BUSINESS-

- A. None to discuss.

X. NEW BUSINESS

- A. Abbington Woods has requested to place a sign in the easement. No representatives from Abbington Woods were in attendance to discuss the issue.

XI. OPEN FORUM (CLOSING COMMENTS)

- A. Karen Mzorek asked if Acres is watering during the drought and questioned why plants still died.

XII. ESTABLISH NEXT MEETING DATE- Next meeting will be January 24, 2006.

XIII. MOTION to adjourn

MOTION: Connie Gallagher

SECOND: Gary Grissinger

DISCUSSION: None

VOTE: Motion passes, 6-0