

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

October 28, 2008

Oakhurst Pool Building

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, October 28, 2008 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	Director/President
X		Doug Gienger	Director/Secretary
	X	Claudia Schmidt	Director
	X	Connie Gallagher	Director/Vice Pres
	X	Phil Hansen	Director
	X	Jeff Rutan	Director
	X	Pat Haugen	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.

Mayfair

Bill Poppe 2885 Carriage Way X
Joe Babcock 30 Richmond Lane

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. X
Jim Valastro 2225 Beaumont Ct. X

Summerfield

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

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 X

Wild Meadows

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

Open Position

Inverness

Rick Mervine	690 Waterbury Dr.	X
Dennis Egan	660 Waterbury Dr.	
Linda Gula	846 Wintergreen Dr	

Multi-Family Neighborhoods

Autumn Lakes Condo Assn.

Connie Gallagher 2984 Waters Edge X

Country Homes of Oakhurst Assn.

Janet Begeman 3145 Anton X

Judy George 3047 Anton

Heather Glen Assn.

Jeff Rutan X

3225 Heather Glen

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)

None

III. RESIDENT'S FORUM

Marilyn Hollis from Ashbrook asked why there are some sheds in Oakhurst. President Lack explained that there is a list of "grandfathered" sheds and no new sheds are permitted.

IV. APPROVAL OF SEPTEMBER 23, 2008 MEETING MINUTES

Connie Gallagher made a motion to approve the minutes of the September 23, 2008 meeting. Motion to approve the minutes:

Motion: Connie Gallagher

Second: Claudia Schmidt

Vote: 6-0

V. DIRECTORS AND OFFICERS REPORTS

None

VI. TREASURER'S REPORT

Jeff Rutan reported that as of 9/30/08 there was \$18,004.00 in the regular checking and a total of \$279,326.04 in assets. A question was raised regarding the amount of money that is in unsecured investments. President Lack explained that no more than 15% is allowed for the corporation.

VII. COMMITTEE REPORTS

A. Recreation - Jonathan Lack

Soccer is done. The ball field work has been completed. The restrooms have been winterized. Two of the four tennis courts have been closed.

B. Modifications - Janet Poppe

48 Mods submitted to date. Three remain to be approved.

C. Internet - None

D. Traffic - Rick Mervine

Rick Mervine stated that the comment period for the EJ&J Railroad/Surface Transportation Board is now closed. There is legislation in the works that will make it more difficult for the Railroad changes to be passed.

Rotary services will be reactivated in Oakhurst.

There are plans in 2009 for work on many of the streets, sidewalks and curbs. The repairs to Kautz Road are done. New York St. will be renovated in 2009 near New York St as well as parts of McCoy.

The City is in negotiations with Dupage County for the Eola/I-88 interchange.

E. Newsletter - Jonathan Lack

Melinda Lerner has taken over the Oracle. The new Oakhurst website is up and running.

F. Landscape - Claudia Schmidt

Claudia reported that the park was core aerated and Acres is in the process of doing the fall cleanup (leaves, branches, etc.). The last of the dead trees

were removed this week. The spring bulbs will be installed next week.

The 2009 project will be to revamp the Neighborhood signs. Autumn Lakes will be the prototype: day lilies, decorative grasses and daffodils. Also, 20-30 new trees will be installed throughout the area.

VIII. MANAGEMENT REPORT - Rhonda Sitterly

A. RECREATIONAL AREA

1. The fire lane striping was completed and the Fire Department inspected the work and it was accepted. The Fire Lane Contract with the city was accepted.
2. The "Welcome to" sign (copy attached) needs replaced. A proposal from Independent Outdoor is attached. \$375 to replace just the sign on existing posts or \$845 to replace everything. Need Board decision. Still need an answer on this. Wait until spring?
3. The core aeration was completed at the park.
4. The pavilion rest rooms were winterized and closed for the winter.

B. INSPECTION REPORT

The October 9, inspection report is attached. No major infractions to report.

C. COLLECTIONS/DELINQUENCY REPORT

A copy of the delinquency report and status letter from Keay and Costello are attached. A total of \$1724.00 has been collected since the September meeting. Forty-nine accounts owe for 2008 and will receive their 10-day warning letter. A major effort will be made to get as many of these collected prior to year's end. Six accounts will need to have owner searches done to determine ownership.

D. MISC.

1. The crab apple tree that was hit near New York Street in July was paid for by the insurance company (\$1400.00).
2. The irrigation system was shut down on October 23 and 24.
3. We had the vendor go through all the entrances/islands to get the landscape lights working. This turned out to be a major project. Over 200 bulbs total were changed. However, there was a huge amount of fixtures that either had burned out heat sensors and/or needed new wire. Every single fixture was looked at and is now working. A longer life bulb was used for the large bulbs—should last at least a year. Several photo cells needed replaced and someone stole the two timers at the Asbury/New York wall and these were replaced.

I spoke to Mark at Acres to let him know that their workers must be careful not to damage these fixtures as this has been a very expensive project. I am still working on the trenching bid for 2009.

IX. OLD BUSINESS

The 2009 Proposed budget was published in the October issue of the Oracle. President Lack called for a motion to pass the 2009 Proposed Budget.

Motion: Connie Gallagher
Second: Jeff Rutan
Passed: 6-0

Janet Begeman asked the board several questions about the budget including snow removal, landscaping, and soccer. Marilyn Hollis complimented the board on how nice everything looks throughout the neighborhood.

A question was raised as to how the cobblestone in the medians came to be. Claudia Schmidt explained that the \$4000 allotted to planting mums was used for this rather than planting mums that would only be seen for 5-6 weeks. All agreed this was a wise decision.

X. NEW BUSINESS

NONE

XI. ESTABLISH NEXT MEETING DATE

The next meeting will held on January 27, 2009.

XII. MOTION to Adjourn

Motion to adjourn at 7:50 PM

MOTION: Connie Gallagher

SECOND: Jeff Rutan

Vote: 6-0