

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

October 23, 2007

Oakhurst Pool Building

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, October 23, 2007 meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:05 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	
	X	Mike Baum	Baum Property
	X	Rhonda Sitterly	Baum Property

Guests:

The Neighborhood Representatives in attendance are marked with an X:

Ashbrook

Julie Rodriguez 330 Pinecrest Ct.
Open

Mayfair

Bill Poppe 2885 Carriage Way X
Bob Dixon 2721 Asbury Dr.
Joe Babcock 30 Richmond Lane

Aspen

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

Stanfield

Lewis Bullock 2765 Carriageway X

Open position
Open position

Autumn Meadows

Pat Haugen 2207 Beaumont Ct.
Jim Valastro 2225 Beaumont Ct. X

Summerfield

Debbie Beaty 284 Meadowview Lane
Debbie Basak 308 Foxworth Ct.

Breckenridge

Lynn Minnis 2431 Millington
Ct.
Mike Chovancak 250 Millington Ln
Bill Chinetti 2558 Breckenridge X

The Woods

Duane Pifko 80 Forestview Lane

Open Position

Carriage Estates

Karyn Mrozek 2697 Carriage Way
Barb Garitty 2664 Carriage Way X

Wild Meadows

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

Open Position

Inverness

Rick Mervine

Dennis Egan

Linda Gula

690 Waterbury Dr.

660 Waterbury Dr.

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)

A. There was a brief discussion regarding the signs that were supposed to be stenciled. The person who was supposed to do the work passed away recently. A new vendor will be found to do the work.

B. A question was raised as to whether copies of leases are on file with the association, as specified in the declarations. It was suggested that something be put into the Oracle regarding this.

III. RESIDENT'S FORUM

None

IV. APPROVAL OF SEPTEMBER 25, 2007 ANNUAL MEETING AND REGULAR BOARD MEETING MINUTES

Claudia Schmidt made a motion to approve the minutes of the September 25, 2007 meeting.

Motion: Claudia Schmidt

Second: Connie Gallagher

Vote: 5-0

A motion to approve the minutes of the Annual Meeting of September 25, 2007 was made.

Motion: Claudia Schmidt
Second: Connie Gallagher
Vote: 5-0

V. DIRECTORS AND OFFICERS REPORTS

VI. TREASURER'S REPORT

Mike Baum reported to date, \$372,000 was been collected and the budget amount is \$373,000. This is due to collections from past years finally coming in.

Homeowners asked questions about the proposed 2008 budget. Why is the snow removal amount so high—answer: the pedestrian bridge is included. Question regarding newsletter income. The association receives \$600/month for which a check for \$3600 was received last night. Homeowner asked what does the landscape maintenance amount cover? It was explained that it covers all common areas, signs, islands, and berms. The homeowner also asked if the Board receives comps, to which the answer was no.

A motion to approve the 2008 Budget was made.

Motion: Connie Gallagher
Second: Jeff Rutan
Vote: 5-0

VII. COMMITTEE REPORTS

A. Recreation - Jonathan Lack

None

B. Modifications - Bill Poppe

There have been modifications this year **more than** any other year that the Poppes have been doing them...70 so far. This consists of 26 exterior color changes, 19 just since September.

The lighted basketball boards issue was discussed. It was decided that they will not be permitted and that this will be mentioned in the Oracle.

C. Internet - None.

D. Traffic - Rick Mervine

None

E. Newsletter

None

F. Landscape

None

VIII. MANAGEMENT REPORT - Rhonda Sitterly

A. RECREATIONAL AREA

Seal coating company has agreed to hold price until 2008 with a deposit of \$1000.

The pavillion signs that had a misspelling on them were replaced by the company; two more have been ordered and all will be installed at the same time.

Bob Nasenbenny has been contacted to have the bathrooms winterized. He will meet with Shank and Sons at the end of October or first week of November to have it completed.

Pat Haugen reported that one of the signs at the basketball courts is missing and the other is loose. He also reported another sign that is tilted near the entrance to the clubhouse. We can order a replacement sign and have the others tightened/straightened as needed.

C. LIGHTING ISSUES

All burned out lights have been replaced throughout Oakhurst. There was a small electrical problem at the wall at Eola and Oakhurst and Frost Electric has been called to resolve the problem. Frost reported that the power is working but there are some low voltage landscape lights that have had the wires severed (are these the old fixtures?), probably by the landscapers. One of the wall bulbs is burned out he did not have one on hand and to send him back out there is \$95/hour). The lighting maintenance company will be sent out to replace that bulb and inspect the disconnected fixtures.

D. SIGNS

A proposal from Hard Surface Solutions is attached for removing 20 of the brick/concrete pillars at a cost of \$19,800 (\$990 each). This is considerably less than the other two bids of \$1800 and \$2200. Also, bids for wrapping the existing wood and two types of plaques are also attached. An outline of my findings is also attached.

Regarding having Wild Meadows stenciled - the person we were going to use just recently passed away. Not sure what to do about this yet.

D. BASKET BALL HOOPS/INSPECTION REPORT

Inspection report delayed this month until after October 15 so that a "sign" inspection could be included for the October 15 removal deadline.

The basketball lights issue has been decided: these will not be allowed. Letters were sent to the three homes that currently have these lights (copies attached) asking them to have them removed by October 31. Another homeowner phoned to ask me for an explanation for the reasoning in the decision and stated that he attend the meeting to talk to the Board.

E. COLLECTIONS ACTIVITY

Copy of delinquency report attached. September receivables were \$8138 - now reduced to \$4749 a difference of \$3390. Ten accounts have judgments, seven are in foreclosure and 4 are making payments.

Copy of the October status letter from Keay and Costello attached.

F. LANDSCAPING ISSUES

A copy of a proposal for the island at Abbington Woods is enclosed (per request from Claudia).

A car accident at Eola and Oakhurst near Aspen took out a crab apple tree in the median. A copy of the accident report and the proposal for replacement is

enclosed. The proposal has been faxed to State Farm; I was told by the claims agent that they will pay once they receive the information.

Acres has been notified about a grub problem at the north end of the park and treatment is being scheduled.

IX. OLD BUSINESS

NONE

X. NEW BUSINESS

A homeowner mentioned a crab apple tree that was hit by Aspen. The board is already aware and the driver's insurance has already sent a check for the cost. There are some ruts that need to be repaired. Acres can cover these with dirt. The city will fix any ruts caused by snow plows if the Board gives them a list. Homeowners were asked to inform the management company if they see any. A homeowner asked about the bad curve on Eola and what can be done - perhaps signs could be put up? Jonathan stated that barriers were installed for this reason.

The management contract for Baum Property Services is up for renewal. A two-year proposal was presented with the first year at the current rate and the second year with a 4% increase. A homeowner questioned the basis for the increase---there has been no increase over the last three years.

Jonathan Lack asked for a motion to approve the Management contract.

Motion: Connie Gallagher

Second: Phil Hansen

Vote: 5-0

Lewis Bullock asked how the board members were elected. It was explained that the Annual Meeting was held in September. Jeff Rutan was already a board member, in the second year of his term and is a CPA and was elected to replace Scott Swing as Treasurer. Three board member terms expire one year and the other 4 the second year.

XI. ESTABLISH NEXT MEETING DATE

The next meeting will be January 22, 2008.

XII. MOTION to Adjourn

MOTION: Connie Gallagher

SECOND: Claudia Schmidt

Vote: 5-0