

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

October 27, 2009

Oakhurst Pool Building

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, October 27, 2009 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. X

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 X
Open position
Open position

Autumn Meadows

Pat Haugen 2207 Beaumont Ct
Jim Valastro 2225 Beaumont Ct.

Summerfield

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

Breckenridge

The Woods

Lynn Minnis	2431 Millington Ct.	Duane Pifko	80 Forestview Lane
Bill Chinetti	2558 Breckenridge X	Open Position	

Carriage Estates

Karyn Mrozek	2697 Carriage Way X
Barb Garitty	2664 Carriage Way X

Open Position

Wild Meadows

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

Inverness

Rick Mervine	690 Waterbury Dr.
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Linda Gula	846 Wintergreen X Dr
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Multi-Family Neighborhoods

Autumn Lakes Condo Assn.

Connie Gallagher	2984 Waters Edge	X
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Country Homes of Oakhurst Assn.

Janet Begeman	3145 Anton	X
Judy George	3047 Anton	X

Heather Glen Assn.

Jeff Rutan	3225 Heather Glen	X
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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.
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Abington Woods

Ken Szczesny	2232 Stoughton
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X - present

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

President Lack thanked all the representatives for their continued service.

III. RESIDENT'S FORUM

Marilyn Hollis from Ashbrook had a question regarding the landscaping near the neighborhood entrance. It was explained that no annual were planted so most of the grasses/bushes have either been cut back and/or lost their leaves/flowers.

IV. APPROVAL OF September 22, 2009 MEETING MINUTES

Connie Gallagher made a motion to approve the minutes of the September 22, 2009 meeting. Motion to approve the minutes:

Motion: Connie Gallagher

Second: Claudia Schmidt

Vote: 6-0

V. TREASURER'S REPORT

Jeff Rutan reported that as of 9/30/09 there was \$44,922.61.00 in the regular checking and a total of \$206,276.71.00 in assets. A transfer in the amount of \$50,000 from reserves to operating will be made to cover expenses for the balance of 2009. This is due to the mulch and neighborhood sign plantings that were paid for out of operating and not included in the budget.

VI. COMMITTEE REPORTS

A. Recreation - Jonathan Lack

Jonathan reported that soccer is over. The restrooms have been winterized and closed for the season.

B. Modifications - Bill Poppe

No outstanding modifications to approve.

C. Internet - The declarations and rules are in the

process of being uploaded in a printable format.

D. Traffic - Jonathan Lack

Eola interchange is on schedule for opening in November.

E. Newsletter - Jonathan Lack

Jan Foster will continue to produce the newsletter but due to a reduction in advertising income, she will not be able to give Oakhurst the additional income received in the past. This will be revisited in a year.

F. Landscape - Claudia Schmidt

Claudia reported that the landscape contract with Acres is up on November 30. RFP's were sent to 6 vendors; 5 returned and will be evaluated. The board has narrowed the field to 3 vendors and will meet with them on November 9.

VII. MANAGEMENT REPORT - Rhonda Sitterly

A. RECREATIONAL/COMMON AREAS

1. The PARK CLOSES AT DUSK warning sign to be installed on the pole light has been received and will be installed shortly.
2. Damaged Slide - Elanar has found a used slide to replace the damaged one and is going to install it for the cost of labor only. Waiting for status from vendor.
3. **FROM LAST MONTH:** The railroad ties around the sand volley ball court need to be replaced. Two quotes are attached: one to replace with new railroad ties (\$4500) and one to replace with "playground border" (\$5767) which does not decay or deteriorate as the ties will. See Bill Benard email attached regarding spikes coming through rotted wood. **Board to advise.**
4. **FROM LAST MONTH:** The split rail fence needs to be torn down. I took a few photos and JA Landscaping provided a bid of \$1200 to remove, haul off and put dirt in the holes. If the board chooses to keep a portion (1/4) of the fence, the bid would be reduced accordingly. **Board to advise.** He also provided a bid to replace - \$6800
5. The pavilion restrooms have been winterized and closed for the season. Major repairs will need to be done early spring (new doors, paint, etc.). Bids will be obtained for the doors.
6. Ross Electric has begin the task of replacing the burned out landscape bulbs throughout. As of today, all of Asbury and New York should be working and the east side of Oakhurst and Eola are also completed. More bulbs needed to be ordered to complete the balance.
7. The aerators have been removed for the season by Ross Electric.

8. Irrigation System – There is some confusion as to the status of the testing ability of three of the areas. Mullermist did repairs (no invoice yet) but CBI says they are still not testable. In the process of finding out. However, the system was shut down on Friday so this may have to wait until spring.

B. COLLECTIONS/DELINQUENCY REPORT

A copy of the delinquency report and status letter from Keay and Costello are attached.

The outstanding assessment balance as of October 22 was \$10,600 - a percentage of 3% outstanding. This has been decreased to \$9602.00 or 2.5 percent. Those who are only one year delinquent will not go to the attorney until after the March 15, 2010 deadline.

VIII. NEW BUSINESS

The management contract expires December 31, 2009. Baum Property Services has presented a three year contract fixed at the current rate. Motion to approve the three year contract was requested.

MOTION: Connie Gallagher
SECONDED Jeff Rutan
Vote: 6-0

IX. NEW BUSINESS

The 2010 proposed budget was posted in the October Oracle. Motion to accept proposed budget (assessments remain \$207/year)

MOTION: Jeff Rutan
SECONDED: Connie Gallagher

Vote: 6-0

X. ESTABLISH NEXT MEETING DATE

The next meeting will held on Tuesday, January 26, 2010.

XI. MOTION to Adjourn

Motion to adjourn at 7:35 PM

MOTION: Phil Hansen
SECOND: Connie Gallagher
Vote: 6-0