

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

October 18, 1999 - 7:00 p.m.
at Oaks Recreational Club

MEETING MINUTES

I. CALL BUSINESS MEETING TO ORDER / DECLARE QUORUM

The Monday, October 18, 1999 meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:00 p.m. by President Bob Nasenbeny, at the Oaks Recreational Club clubhouse. A quorum of the Board was present. Kevin Suckow called the Roll. The following Board Members were in attendance:

Absent	Present	Board Member	Board Title
	X	Bob Nasenbeny	Director & President
	X	Nick Furibondo	Director & Vice President
	X	Jeanette Reida	Director & Treasurer
	X	Kevin Suckow	Director & Secretary

Also in attendance was Property Manager Michelle Cohen representing MC Property Management (MCP), and the following Neighborhood Representatives:

Neighborhood Representative	Representing	Neighborhood Representative	Representing
John Rahn	Ashbrook	Debbie Beaty	Summerfield
Tony Carbone	Ashbrook	Absent	Wild Meadows
Absent	Aspen	Sharon Danielson	The Woods
Absent	Autumn Meadows	Absent	Autumn Lakes Condo Assn.
Absent	Breckenridge	Absent	Country Homes of Oakhurst Assn.
Donald Houck	Carriage Estates	Leigh Mull	Heather Glen Association
Jonathan Lack	Carriage Estates	Karen Troller	Towns of Oakhurst Condo Assn.
Absent	Inverness	Absent	Hunters Glen Apartments
Absent	Mayfair		
Absent	Stanfield		

President Bob Nasenbeny welcomed everyone to the meeting. He recognized Alderman Chris Beykirch, 8th Ward, City of Aurora, who was in attendance, to give an update on city affairs that pertain to Oakhurst.

Alderman Chris Beykirch, 8th Ward, City of Aurora- Chris briefed everyone on a proposed subdivision called Abington Woods. This area is on New York Street, north of Cheshire, in the Autumn Meadows area. There are two rural farmhouses, and an office that housed Dolan & Murphy Commercial Real Estate at one time. They have since sold the land, and it was anticipated the use would be residential. He will keep the Association, as well as adjacent owners, updated on the development.

The main issue confronting these land owners is maintaining the tree line that is currently there. Additional landscaping would be the second issue. As a neighborhood, we have problems with a lot of older dwellings that dot New York Street. As time and development goes on, new developments have been done in a quality fashion. This proposal is coming from Ryland, who was the builder for that particular section of Oakhurst. Chris wants to suggest to the Association that there are certain properties that will come in. This will be approximately 9 units per acre. He stated he wants to discuss with the Association the continuity of having a property immediately north commingling with Oakhurst. Chris added that he is not suggesting that we annex all the way to Farnsworth, but it is a benefit to the neighborhood and the City to have an Oakhurst-type feel adjacent to all of the properties here. A nice job was done at Aspen and Wild Meadows (Wild Meadows still under construction). Resident Jim Mulvoy stated it was his understanding that this property is already annexed into the Association.

Chris then spoke about a 4-way and 3-way stop sign near the bike path, as it goes through the subdivisions across McCoy Drive to Steck School. This should be up and running shortly. He had a meeting with owners in Aspen, and some of their issues are being addressed.

II. RESIDENT FORUM

Bob asked if there were any residents who wished to speak to the Board this evening.

Therese Knight - Inverness - asked how to change the regulation that requires portable basketball hoops to be brought inside for the winter months. A discussion followed.

Sharon Danielson - The Woods- asked about snow removal on the path on Inverness to Steck School. Bob answered that the Board is discussing the issue.

Tracy Pataglia - Heather Glen- Tracy brought up a business that a woman is operating called Oakhurst babysitting. Bob answered that Oakhurst doesn't have anything to do with this, so if this person is citing our CC&Rs, she's not correct. Nick Furibondo noted that this brings up an interesting issue, regarding people using the Oakhurst name.

Joan Hurst - Aspen - asked about use of Oakhurst name, and what exactly the dues cover. A discussion followed.

III. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

Bob noted that this forum is to allow representatives to comments on anything regarding the Agenda, prior to the business portion of the meeting. There were no comments.

Bob noted that the meeting was now moving into the business portion, and is closed to residents.

IV. APPROVAL OF SEPTEMBER 20, 1999 - ANNUAL MEETING & ELECTION MINUTES

Bob entertained a motion to approve the September 20, 1999 Minutes.

MOTION: Nick Furibondo moved to approve the Minutes. JeanetteReida seconded the motion.

DISCUSSION: None.

VOTE: Motion carried, 4-0.

V. DIRECTORS AND OFFICERS REPORTS

A. Nick Furibondo - Vice President

Vice President Nick Furibondo reported that property management is the Association's second highest expenditure. The previous Board initiated a bid process for property managers to evaluate what is out there and to make sure the Association is getting the best value they can. Don Houck and Nick started on the process back when Nick was neighborhood rep, and developed a process for evaluating property managers, which includes a form of services we are currently obtaining, with an option to poll other property managers for a list of credentials, experiences, numbers of associations that they manage, and cost. He sent the bid package out to five property manager firms, including MC Property Management. Nick received a good response on improvements that could be made to the request. He has incorporated these suggestions and discussed them with the Board in Executive Session. Tonight a final stamp of approval will be put on it, and tomorrow the bid packages will go out. The intent is that mid-November, in time for the next meeting, the package will have gone out and been received back completed, and the candidates will be narrowed down to two or three companies we would like to interview.

B. Bob Nasenbeny - President - President Bob Nasenbeny reported that he will be handling the other Committee Reports, other than Finances, because of the transition. We're all getting organized right now.

Legal - The Association is looking into having MC Property do research on other attorneys who specialize in associations.

Modifications - Past OCA President Jim Mulvoy has agreed to help during the transition period, and he and Bob are working on modifications.

Landscape - Everything is on budget. There were 9 crabapple trees on Aspen, north of McCoy, between McCoy and New York that were replaced after

someone drove through them. The trees were very similar in type, but not an exact match. Western DuPage told us it is a better species of the tree than the ones that were damaged. They were 2 1/2 to 3 feet smaller on some. We had a few choices - replace them or take a 30% price break. We went with the price break, and in three or four years they will be up to size.

C. JeanetteReida - Treasurer

Jeanette reported to 30-day transactions. She stated that there would be a \$17,314.27 deficit in the operating account. There is an operating CD of \$98,000 maturing. She proposed transferring \$27,000 of this CD into checking to cover the deficit and to provide a positive balance in accordance with past practices of account amounts. The remaining \$71,000 is to be rolled into a new 30 day CD. The reserve account has a 30 day CD maturing in the amount of \$127,000. She proposed transferring \$100,000 into a new 90 day CD and \$27,000 into a 30 day CD. Total operating cash is \$80,685.73 and total reserve cash is \$132,524.99.

VI. NEW BUSINESS

A. Banking Transactions for the Next 30 Days

Jeanette continued the Operating CD matures this month for \$98,000.00. \$27,000.00 will be transferred into the Operating Account to cover checks that are to be cut tonight. This leaves \$71,000.00 to roll over for a one-month CD at Merchant's Bank for Operating. Under Reserves, she proposed that the \$127,000.00 CD that is maturing, be converted into a \$100,000.00 three-month CD, leaving \$27,000.00 to be rolled over to a one-month CD.

Bob entertained a motion to approve the Banking Transactions for the next 30 Days.

MOTION: Nick Furibondo moved to approve the banking transactions, as stated by Jeanette. Kevin Suckow seconded the motion.

DISCUSSION: None.

VOTE: Motion carried, 4-0.

B. YEAR 2000 Proposed Budget

Jeanette reported that the Budget is based on leaving the current assessment as it is today. This gives us a proposed Income, based on current assessments and anticipated interest income, of \$329,372.00. We have looked at our Expenses for maintenance, landscaping operating, etc., and have decided to make a Reserve Budget of \$29,937.00. With our anticipated expenses, this brings us back to the \$329,372.00 that we are anticipating in Income. Jeanette outlined increases and decreases. The decreases in Builders Assessments result from builders who have built homes and are now homeowners. The Residential Assessment went up more than the Builders Assessment went down. Bob noted that this is a proposed Budget, and a notice will be sent to all residents next week, and it will be voted on at the next meeting, after resident input.

MOTION: Bob moved to approve the proposed Budget for Year 2000, in the amount of \$329,372.00, to be mailed next week to the unit owners. Nick Furibondo seconded the motion.

DISCUSSION: Nick added that the Budget will actually be accepted at next month's Board Meeting. Bob stated that according to the CC&R, we have to wait 30 days after we mail it.

VOTE: Motion carried, 4-0.

C. Renewal of Landscape Contract

The current contract is with Western DuPage Services, in the amount of \$168,877.20. The contract was written March 24 of this year, and there is an option to extend this one year.

Bob entertained a motion to approve the renewal of the landscape contract with Western Dupage as stated, in the amount of \$168,877.20.

MOTION: Jeanette moved to approve the landscape contract as stated. Nick seconded the motion.

DISCUSSION: Kevin asked why, if the agreement is for a year, Western DuPage is billing in eight installments, beginning May to December. Jeanette answered that they want to be paid over the period that they do their work, and the work doesn't start until May.

VOTE: Motion carried, 4-0.

Bob stated that this concluded the business portion of the meeting.

D. New Board Member

Carolyn Chase applied to fill one of the multi-family positions on the Board of Directors for the Oakhurst Housing Association.

MOTION: Jeanette moved to elect Carolyn Chase for the multi-family position as stated above. Nick seconded the motion.

DISCUSSION: None.

VOTE: Motion carried, 4-0.

Bob stated that this concluded the business portion of the meeting.

VII. NEIGHBORHOOD REPRESENTATIVE FORUM (Closing Comments)

Bob asked if any neighborhood representatives wished to address the Board.

Debbie Beaty - Summerfield- She thanked Michelle Cohen for getting the tree trimmers a few weeks ago for the flower show at the school. It was a huge success, and the trees were all trimmed back. Michelle added that the tulip bulbs would be sent to Debbie also. Debbie explained that they are for a Red Ribbon Week activity in the new Reading Garden at Reba

Steck School. Western DuPage has very graciously donated quite a few tulip bulbs for the children to plant, in the colors that were requested.

VIII. ESTABLISH NEXT MEETING DATE OF NOVEMBER 29, 1999

The next meeting of the Board of Directors will be Monday, November 29, 1999. This is a change from the normal third Monday. The reason for the change is to allow thirty days after sending out the proposed Budget to the residents.

IX. ADJOURNMENT OF BUSINESS MEETING

Bob entertained a motion to adjourn the meeting at approximately 8:30pm.

MOTION: Nick moved to adjourn. Kevin seconded the motion.
DISCUSSION: None.
VOTE: Motion carried, 4-0.

Respectfully submitted,

Kevin Suckow, Secretary
Oakhurst Community Association