

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

NOVEMBER 20, 2002

AT OAKS RECREATIONAL CLUB

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Wednesday, November 20, 2002, 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 Oaks Recreational Club. A quorum of the Board was present. Laura Jackson called the Roll. The following Board Members were in attendance:

Absent	Present	Board Member	Board Title
	X	Jonathan Lack	Director & President
President	X	Gary Grissinger	Director & Vice
	X	Laura Jackson	Director & Secretary
	X	Scott Swing	Director & Treasurer
	X	Margaret Stokes	Director
	X	Thomas Ptak	Director
	X	Kermit Lee	Director

The following Neighborhood Representatives were in attendance:

*******LAURA, PLEASE NOTE THAT YOU HAD CHECKED OFF THE NAMES OF KIM KARAS AND LINDA HUNT FROM THE WOODS AS BEING AT THE MEETING, BUT THEY DID NOT ANSWER THE ROLL. PLEASE CONFIRM THAT THEY WERE THERE. THANKS.*******

Neighborhood Representative		Neighborhood Representing		Neighborhood Representative		Neighborhood Representing	
Absent		Ashbrook		Absent	The Woods		
Melinda Lerner		Aspen		Absent	Wild Meadows		
Joan Hurst		Aspen		Absent	Autumn Lakes		
Absent	Autumn Meadows	Absent	Country Homes	Absent			
	Breckenridge	Victor Young	Heather Glen				
Absent		Carriage Estates	Neil DuBry				
TownesHomeowners							
Rick Mervine	Inverness			Absent	Townes Condos		
Bill Poppe	Mayfair			Absent	Hunters Glen		
Absent		Stanfield		Absent	Abington Woods		
Absent		Summerfield					

Jonathan Lack noted that before starting the normal course of the meeting, Alderman Chris Beykirch would address the meeting. He wanted to speak regarding a few issues affecting the Oakhurst community. He first asked for support in favor of the proposed bridge across McCoy Drive. He felt that this bridge would link the neighborhoods as well as solve the school traffic problem. He noted that this would be the first bridge that the City has participated in and he would be proud to offer a major assistance on the part of the City.

He said that he was aware of an effort to secure grants from major corporations, but he stated that he was willing to dedicate a significant amount of the Ward 8 budget to the undertaking of this project. He noted that the Homeowners Association is participating in the engineering and design costs. He stated that if the Homeowners Association funded the engineering study of the bridge and did not go forward with it, he would reimburse them. He also proposed getting more bids than the one obtained and expediting this matter. He noted that the Park District obtained a grant for their bridge over Eola Road, but that the basis for this grant does not exist for McCoy Drive. He also is hoping that the School District would participate in some way, but at this time there is no commitment. The Park District has offered their assistance in keeping the project moving along as the project manager as they have experience in pedestrian bridges.

Alderman Beykirch next spoke regarding Waste Management's proposed waste transfer station on Liberty Street. There will be informational meetings at the Wyndam Lisle Hotel to discuss the review and signing processes. These will be held at 6:00 P.M. on December 16. A public hearing will be held on December 17 at the Wyndam Lisle Hotel. The Alderman has asked a County Board member if these meetings could be changed to Waubonsie Valley High School. He appreciates the efforts of the Oakhurst Community Association and the residents in making their voices heard on this issue. He was assured that all e-mails and letters sent to the County Board would become part of the public record.

The Alderman reported that the Traffic Committee have a suggestion for the Townes of Oakhurst with regards to their issue with cars going over the berms, etc. He supports their plan.

Margaret Stokes had two questions for the Alderman, the first regarding his statement that if the Homeowners Association funded the engineering study of the bridge and did not go forward with it that he would reimburse them. She asked if he would put this in writing. He replied in the affirmative.

Margaret also asked the Alderman regarding the fact that the location, time and date of the Waste Management meeting is a legal notice, if the location could be changed. He was going to inquire about this regardless.

Jonathan Lack noted that there is information on the Oakhurst web site regarding the transfer station.

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

Jonathan asked if there were any neighborhood reps who wished to address the Board.

Unidentified woman - Stated that she had spoken with several residents in Aspen and Wild Meadows who are interested in meeting with the Board to have a separate meeting regarding the letter was sent regarding District 204.

Kristen Fleming - Aspen - She just became aware of the proposed bridge on McCoy and was wondering how much this was going to cost the residents of Oakhurst and if the assessments were going to increase.

The reply was that there would be no anticipated increase in the assessments. This would come out of the Capital Reserves Fund. It was also noted that this project is still in a very preliminary discussion phase. No specific dollar amounts have been discussed.

She also wanted Rick Mervine to clarify what the purpose of the bridge is. She wondered if the bridge is for the bike path and for the kids to cross over, why the Park District and the City cover the cost themselves and why do they need to solicit money from Associations and private corporations.

Rick Mervine replied that the original concern was the issue of the area around the school and the effect of traffic on the children. The traffic on McCoy has escalated dramatically in the past 10-12 years. He noted that at the same time that they were looking for solutions, a grass roots group from the school decided that they also felt this was a problem and started an effort to try to get a pedestrian overpass. This group came to the Traffic Committee. He said that the primary use for the bridge would be to get children to and from school, but it would get used all year round by people walking in the neighborhoods, etc.

They are talking to the City, the Park District, the School District, trying to get grants, private money as a sponsorship, etc. There was discussion regarding this issue.

Joan Hurst - Aspen - Reported that over the past weekend, she and some other residents who live east of Eola had been petitioning the rest of Oakhurst due to the reorganization of the school boundaries. She outlined the problems and the proposals of this and how it would affect the neighborhood.

III. RESIDENT FORUM

Joe Centullo?? - Aspen - He wanted to discuss a letter that has his neighborhood up in arms. He asked the Board to explain this letter regarding the boundary proposals for the School District.

Jonathan explained that the Board sent out their letter and then amended it due to conflicting information. The Board feels that this is a school board issue. It affects the community. The letter was amended to take out an endorsement of everybody going to one school and then simply stating that the five communities are part of Oakhurst, deferring to the school board and their jurisdiction.

Joe asked Jonathan why the Board felt it necessary to not back their residents. An unidentified woman noted that Alderman Beykirch sent out a letter supporting Lakewood. She wondered why the Board decided not to support Oakhurst. Jonathan explained that their support was not withdrawn. He stated that ideally everybody would like to attend the same school. The numbers that were presented from opposing people from within Oakhurst gave different perspectives of what would happen. Another unidentified woman explained that if Lakewood's approximately 75 students were taken out, the replacement students would be approximately 130. She was corrected that this number would be 108. She noted that the difference in enrollment between this year and last was 11 students. Because of this small number, Steck School was able to get back their music and art rooms. If there were another 30 students, it would put the enrollment over that step. The unidentified woman expressed her concerns regarding repeatedly getting transferred to different schools.

There was more discussion regarding this. Jonathan again explained that since there was conflicting information regarding the numbers and what it would do as far as the overcrowding situation at Steck, it was felt that the Board could not put itself in the position where they were supporting one part of the Association at the detriment to other parts of the Association. Jonathan again stated that the Board feels this is a school board issue and not an Association issue. The discussion continued.

IV. APPROVAL OF AUGUST, SEPTEMBER AND OCTOBER 2002 BOARD MEETING MINUTES

Jonathan Lack entertained a motion to approve the Minutes of the September and October 2002 meetings.

MOTION: Laura Jackson moved to approve the Minutes. Kermit Lee seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 6-0.

Jonathan Lack entertained a motion to approve the Minutes of the August 2002 meeting.

MOTION: Scott Swing moved to approve the Minutes. Kermit Lee seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 6-0.

V. DIRECTORS AND OFFICERS REPORTS

There were no reports.

VI. TREASURER'S REPORT

Scott Swing reported that as of November 19, 2002, there was \$3,448.00 in the regular checking account, \$110,413.00 in the Vanguard operating account for Total Operating Funds of \$113,861.00. The total Reserve Funds were \$230,422.00 for a total cash position of \$344,284.00.

Scott reported that the 2003 budget was mailed out to all residents for their review, questions and comments. He proposed a motion to approve the 2003 budget.

MOTION: Margaret Stokes moved to approve the motion. Laura Jackson seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 6-0.

VII. COMMITTEE REPORTS

A. Jonathan Lack - Recreation - Soccer has finished. A check should be coming from the individual who tore up the field for \$405.00.

B. Linda Hunt - Modification - Jonathan noted that Linda was not present for the meeting and has tendered her resignation for this position. He stated that this is unfortunate as she has done a fantastic job.

C. Melinda Lerner - Internet - She noted that she was going to clear up the feedback section. Melinda also stated that she was volunteering temporarily with the newsletter.

D. Rick Mervine - Traffic - Rick continued the discussion on the McCoy bridge. He noted that they are trying to identify other civil engineering companies that can do this kind of work and are putting out for bids. He reiterated what Alderman Beykirch mentioned, that there are potential solutions for Asbury at New York and McCoy and the cut-through problem that they are facing. At this point though, they have to go to Engineering. Another engineering concern is the solution of a problem on Eola where cars leave the road and ride over berms and trees.

Kermit Lee mentioned that with the coming of spring and summer, the Park District should be finished with the playground on Oakhurst Drive and there exists a potential problem with traffic and parking at that area.

He wondered if this was being considered. Rick noted that this is to be neighborhood park and parking would be limited. Signs can be posted.

VIII. MANAGEMENT REPORT

Mike Baum reports for Baum Property Services. He gives a collections update. He noted that Kelly Henry, Scott Swing and the attorney have done a good job in getting this list shortened.

Landscape status - he has met with Western DuPage. A bid has been received from Western for stabilizing part of the pond bank on Eola and McCoy. They have lowered their price. He has received four bids for the 2003 landscape season. He asked that the numbers be kept confidential for the time being. The next step is for Mike to refine the numbers. He needs to get definite numbers on plants, etc. After that, he would like to have a special meeting of perhaps a subcommittee of the Board with the three top bidders to ask questions. He proposed this be done in either December or January.

Next Mike gave an Ashbrook green fence update. He believes this matter has been resolved. A check was received from the developer for \$2,217.00.

Curb bids - Mike reinformed those present of the problem of cars driving across the park and the many ideas to solve this problem, i.e., fences, trees, curbs. The barrier curb seems to have been chosen. He has received a bid to put these up on the tennis court side. This still needs to be studied and will be a springtime issue.

Odds and ends - The City has looked at our sidewalks and has agreed to give us money toward this. Insurance claim - two cars had hit various things in Oakhurst and the drivers have not reimbursed us. The attorney has sent them a letter. There is a quote from Murphy & VerHaland to do the audit for \$2,100.00. There is a list of names of residents who have contacted Baum Property to become neighborhood reps. Kelly has contacted them.

Margaret Stokes motioned to approve Murphy & VerHaland to do the audit this year.

MOTION: Margaret Stokes motioned to approve this expenditure. _____ seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 6-0.

IX. OLD BUSINESS

- A. Abington/Oakhurst Signage
This will remain in Old Business.

X. NEW BUSINESS

- A. Newsletter
Scott Swing gave a newsletter update. He reinforced the group that a decision has been made to move forward with an official Oakhurst newsletter. Bids have been obtained from several companies including some that do the marketing, etc., and give the Association a 10% cut of the total advertising revenue that is generated. Also, they were not willing to give us a larger percentage. A local printer approached the Board and proposed that if they had help soliciting advertisers, they would give the Association a much larger cut. This has the potential to be a significant revenue generator for the Association. Mid February is the target for the first issue. Jeanette Reida has agreed to oversee this for the first couple of issues. A question was raised as to who would write this. Scott explained that it would be 70% ads, 30% editorial. There would be several different sources for the editorials, i.e., realtors, park district. Kermit Lee also noted that information affecting the neighborhood would be in this newsletter, i.e., the proposed construction to widen Eola Road. Rate cards are being generated as to cost of advertisements. There was some discussion regarding ideas, etc. for the newsletter.
- B. Landscaping
Bids have been obtained. Aeration was done.
- C. Curbs in park
This has been discussed previously by Mike Baum.

XI. NEIGHBORHOOD REPRESENTATIVE FORUM (CLOSING COMMENTS)

Jonathan asked if there were any final comments.

Bill Poppe - Mayfair - Had a question regarding the widening of the street and curb addition by the clubhouse. He noted that the clubhouse was not owned by the Association and wanted to know if money was being spent to benefit the clubhouse. His question was answered in that this would be work done to the driveway which is Oakhurst property. He also commented that Western DuPage usually picks up leaves, but at Oakhurst Drive between Eola and Carriage Way there is an accumulation of them.

Unidentified male - Asked if Western DuPage trimmed trees for the neighborhood. He felt that the trees on Oakhurst Drive are encroaching into the roadway. Mike Baum responded that he had already spoken to Western about this and it would be done after the leaves fell.

Tim _____ - Aspen - Noted that the median going into his neighborhood has six overgrown trees which are obscuring vision. He wondered if these could be moved or removed. Jonathan noted that this would be put in the landscape walk-through in the spring.

Joan Hurst - Aspen - Stated that she felt it was a necessity for people to sign on the web site when making comments, etc., so that they could be contacted and issues could be resolved. There was some discussion regarding this issue and different methods of log ins, passwords, etc.

XII. ESTABLISH NEXT MEETING DATE

Jonathan noted that the next meetings will be on the first and third Tuesdays beginning in January. The next Communications Meeting will be held on January 7. The next Board meeting will be on January 21.

XIII. ADJOURNMENT OF BUSINESS MEETING

Jonathan entertained a motion to adjourn the meeting.

MOTION: _____ motioned to adjourn. Kermit Lee seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 6-0.

Respectfully submitted,

Laura Jackson, Secretary
Oakhurst Community Association

