

OAKHURST COMMUNITY ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

December 20, 1999 - 7:00 p.m.
 at Oaks Recreational Club

MEETING MINUTES

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Monday, December 20, 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
	X	Carolyn Chase	Director
X		Kermit Lee	Director

Also in attendance was Property Manager Mike Baum representing Mike Baum Associates, and the following Neighborhood Representatives:

Neighborhood Representative	Representing	Neighborhood Representative	Representing
Joan Hurst	Aspen	Debbie Basak	Summerfield
Melinda Lerner	Aspen	Wayne Johnson	Stanfield
Charlotte Dockstader	Aspen	Debbie Beatty	Summerfield
John Dijohn	Autumn Meadows	Kim Karas	The Woods
Ken Workowski	Autumn Meadows	Tom Ruvarac	Wild Meadows
Jonathan Lack	Carriage Estates	Absent	Autumn Lakes
Donald Houck	Carriage Estates	Absent	Country Homes of Oakhurst
Gary Grissinger	Inverness	Leigh Mull	Heather Glen
Doug Gienger	Inverness	Absent	Townes of Oakhurst Homeowners
Therese Knight	Inverness	Absent	Townes of Oakhurst Condominiums
Lynn Minnis	Breckenridge	Absent	Mayfair

President Bob Nasenbeny welcomed everyone to the meeting.

II. RESIDENT FORUM

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

Alderman Chris Beykirch: Mentioned that a neighborhood has been approved by the City of Aurora in the Oakhurst Area (south on Eola). The neighborhood will consist of 360 single family homes. The city of Aurora is considering putting more landscaping between the new neighborhood and Oakhurst. Chris also offered to fund a bridge to be built connecting the Oakhurst Pavilion and the EOLA Community Center. The Fox Valley Park district will fund 50% of the project, and the City of Aurora will pay the other 50% needed. He also asked us to reconsider removing the snow on the path between Cheshire and Inverness roads across from Reba Steck Elementary School.

Jim Mulvoy: Jim asked if the year 2000 budget has already been approved. Bob stated it has been approved. Jim objected stating that the mailed budget to residents did not state it was a proposed budget and did not state whether or not assessments would be changed (higher or lower). Jim also expressed concerns that the Minutes to the Board Meetings were no longer being distributed to the Neighborhood Representatives prior to the meeting. He feels the Neighborhood Representatives should have the ability to read the minutes prior to their approval. Lastly, Jim expressed his objections to the Property Management bid sent out by the Board. He objected to the bid containing our approved budget figure for property management and that there was not an official study of the performance quality of our existing Property Management.

Cliff Hanna expressed similar concerns.

Nick Furibondo stated that the purpose of the bid was not to reduce costs, but to receive the best quality service for the amount of money we had budgeted. Therefore, to be able to compare the services of the property managers alone, the Board decided to eliminate price from the deciding factors. Jeanette Reida explained to Jim that the previous board and current residents felt the amount currently budgeted was appropriate to spend on property management.

III. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

Debbie Beatty - Summerfield - reopened the subject of snow removal from the walking path at the traffic light on McCoy. A discussion followed. Bob Nasenbeny took an unofficial vote

of the Neighborhood Reps and the vote was 12 for having OCA be responsible for snow removal on the path, and 3 were against.

Bob then requested a list of email addresses be generated for the neighborhood representatives so the Board can communicate with them more easily.

Kim Karas – The Woods – Asked what the role and responsibilities of the Neighborhood rep. She stated that she has been elected, but does not understand what she has been elected to do. Bob stated he would be sending out job descriptions to the neighborhood reps.

John Dijohn - Autumn Meadows - requested the minutes be distributed prior to the meeting. Bob explained the problems we have been faced in getting the minutes created prior to the Board meeting and until it is resolved, we do not have an alternative solution available. Bob mentioned that if anyone knew someone who would be interested in transcribing the Board Meeting minutes, to please contact the Board via the OCA web site.

He then asked why the Board has not pursued generating revenues from people using the name Oakhurst. There are presently two periodicals utilizing the name and are charging local businesses for ad space in the publication. The publications should either be charged to use the name or be asked to remove it. Bob responded that the two publications using our name is an issue being looked into and the Board is also considering charging local advertising on the web site as well as the welcome packets to new residents.

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

V. DIRECTORS AND OFFICERS REPORTS

A. Kevin Suckow - Secretary
Nothing to report.

B. Jeanette Reida - Treasurer
Nothing to report.

C. Nick Furibondo - Vice President
Nick reported on the Property Manager bid project. The Board received three responses to the bid. Two of the three companies were interviewed by the Board. Based on the interviews and analysis of the responses, Nick recommended that we use Mike Baum Associates as our new property management company.

D. Bob Nasenbeny - President

Bob presented an award to Jim Mulvoy for his service as President of the Oakhurst Community Association.

- E. MC Property Management Report
Nothing to report.

VI. OLD BUSINESS

A. Neighborhood Rep Election

Two neighborhoods had nominated more representatives than available positions. As a result, elections were held in those neighborhoods. Electees are:

Breckenridge: Lynn Minnis, Steve Kuelczo, and Linda Jordan

Inverness: Doug Gienger, Gary Grissinger, Therese Knight, Rick Mervine, and Dennis Egan

B. 1999 Financial Audit Award

Jeanette Reida had reviewed the prior audit results generated by Michael Cochran and did not feel they were adequate. She also researched through CAI for alternative auditors. She received a recommendation to use Nyborg, Condill, and Nyborg for future audits. The Board reviewed their references and received a quote for the same price as our previous audits. As a result she recommended that OCA utilize Nyborg, Condill, and Nyborg as our auditor going forward.

MOTION: Nick Furibondo motioned to rescind Michael Cochran as our auditor. Kevin Suckow second the motion

DISCUSSION: None.

VOTE: Motion passes, 4-0.

MOTION: Carolyn Chase motioned to hire Nyborg, Condill, and Nyborg as our current auditor. Nick Furibondo second the motion

DISCUSSION: None.

VOTE: Motion passed, 4-0.

VII. NEW BUSINESS

A. Selection of Property Manager for Year 2000

MOTION: Carolyn Chase motioned to approve the contract between Mike Baum Associates and Oakhurst

Community Association to provide us the agreed services at the agreed price over a 12 month term. Jeanette Reida seconded the motion.

DISCUSSION: Kim Karas mentioned that she had a bad experience with Mike Baum Associates at a previous residence. Nick expressed the due diligence the Board did in checking references.

VOTE: Motion passed, 4-0.

B. Banking Transactions for the Next 30 Days

Jeanette reported the total cash position of the Association to be \$155,577.93 and proposed transferring \$16,000 from the maturing Operating CD into the operating checking account to cover anticipated expenses and proposed renewing the maturing reserve CD of \$27,000 for thirty days.

Bob entertained a motion to transfer \$16,000.00 from maturing Operating CD into the Operating checking account with \$19,000.00 balance rolling into the new 30 day CD, and to renew the maturing \$27,000.00 Reserve CD for another 30 days.

MOTION: Kevin Suckow moved to approve the banking transactions. Carolyn Chase seconded the motion.

DISCUSSION: None.

VOTE: Motion passes, 4-0.

C. Basketball Stand Resolution

Bob entertained a motion to pass a motion reducing the restrictions on Basketball hoops to January 1st through March 31st.

MOTION: Nick Furibondo moved to approve the motion. It was seconded by Kevin Suckow.

DISCUSSION: Jeanette Reida asked where in the CC&Rs it states that the basketball hoops ever have to be brought inside at all. Her feeling is that the restrictions are in a resolution, for which the Board may be able to remove completely. She wants the Board to allow Basketball Hoops all year round.

VOTE: Motion passes, 4-0.

D. Establishment of Standing Committees

Bob entertained a motion to approve this resolution which updates

Oakhurst's current communities list.

MOTION: Carolyn Chase moved to approve the motion. Nick Furibondo seconded the motion.
DISCUSSION: None.
VOTE: Motion passed, 4-0.

VIII. ESTABLISH NEXT MEETING DATE OF January 18, 2000

The next meeting of the Board of Directors will be on Tuesday, January 18, 2000 at 7:00 P.M. All future board meetings have been changed to the third Tuesday of every month.

IX. NEIGHBORHOOD REPRESENTATIVE FORUM (Closing Comments)

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

Donald Houck - Carriage Estates - Don said that he appreciated everyone's comments tonight. He appreciates the difficulty of being a Board Member and wishes that others would allow the new Board to make decisions and potentially make mistakes without scrutiny and criticism.

X. ADJOURNMENT OF BUSINESS MEETING

Bob entertained a motion to adjourn the meeting.

MOTION: Kevin moved to adjourn. Jeanette Reida seconded the motion.
DISCUSSION: None.
VOTE: Motion passed, 4-0.

Respectfully submitted,

Kevin Suckow, Secretary
Oakhurst Community Association