

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 19, 1999 - 7:00 p.m.
at Oaks Recreational Club

MEETING MINUTES

I. CALL BUSINESS MEETING TO ORDER / DECLARE QUORUM

The Monday, April 19, 1999 meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:05 p.m. by President Jim Mulvoy, at the Oaks Recreational Club clubhouse. A quorum of the Board was established, with the following Board Members in attendance:

Absent	Present	Board Member	Board Title
	X	Jim Mulvoy	Director & President
	X	Ron Joyce	Director, Vice President & Landscape Chairman
	X	Ron Papale	Director & Treasurer
	X	William Poppe	Director & Secretary
	X	Clifton Hanna	Director & Modifications Chairman
	X	Bob Nasenbeny	Director & Compliance Chairman
	X	Christopher Tabb	Director & Recreation Chairman

Also in attendance were Property Managers Michaelene Conrad and Michelle Cohen, representing MC Property Management (MCP), and the following Neighborhood Representatives:

Neighborhood Representative	Representing	Neighborhood Representative	Representing
John Rahn	Ashbrook	Absent	Wild Meadows
Absent	Aspen	Absent	The Woods
Tracey Herrick	Autumn Meadows	Melanie Weizeorick	Autumn Lakes Condo Assn.
Tim Loats	Breckenridge	Absent	Country Homes of Oakhurst Assn.
Jonathan Lack	Carriage Estates	Absent	Heather Glen Assn.
Doug Gienger	Inverness	Absent	Towns of Oakhurst Assn.
Bob Dixon	Mayfair	Karen Troller, Pres.	Towns of Oakhurst Condo Assn.
Wayne Johnson	Stanfield	Absent	Hunters Glen Apartments
Debbie Beatty	Summerfield		

President Jim Mulvoy welcomed everyone on behalf of the Board. The Board introduced themselves. Jim noted the copies available at the door of the final Agenda, with attachments, which included proposed changes to the fence modification standard, the satellite dish standard, and the proposed AYSO contract.

II. RESIDENT FORUM

Jim explained that the Resident Forum is to allow any Residents to bring their concerns or issues to the attention of the Board. It is requested that each Resident state their name and subdivision for the record, and hold their time to five minutes per speaker.

Robert Livas, representing Tracey Livas of Autumn Lakes - they wished to address a notice of violation regarding Tracey's dog. Jim stated that a Resident may have a hearing in open session, but normally they are done in Executive Session in private. Tracey stated that the letter that was sent to her stated the hearing would be April 19. Michelle Cohen of MC Property Management clarified that the letter stated that if Tracey felt she had received the letter in error, she could write a letter or appeal to the Board at the next meeting. Tracey had submitted her answer in writing. Jim explained that the Compliance Committee handles the violations and applies the fines through Resolutions that have been adopted in the past. He invited the Livas's to address the Board now or in Executive Session. He noted that the Board may not be prepared to completely address this issue this evening. It was agreed that the Board would review the documents and schedule the hearing for the Executive Meeting, which will be on May 3rd, the first Monday of the month, 7:30 p.m., closed session.

Dina Giordano, Autumn Lakes - received second notice of violation for Christmas decorations, and stated she never received a first notice because she was away. Michelle stated she has a copy on record. She stated she was fined \$25.00, but took her Christmas decorations down two weeks ago. She stated she couldn't get them down earlier because of rain and ice. Jim stated the Board can discuss the matter in Executive Session, but it's not likely they will waive the violation. He noted the Board extended the take-down date of Christmas decorations until the end of January because of the weather, and it has been warm since then.

Tim Loats (Breckenridge) asked if the complainant can be known in these situations, stating that if no one complains, there is no abuse of the law. Jim answered that this is not the case. Discussion ensued between Tim, Dina and Robert Livas, challenging the bylaws, who determines what constitutes Christmas decorations, and anonymity of Residents turning in other Residents for violations with no proof. Jim answered that these laws are enforced community-wide, and any Resident who wants to see the laws changed can write a proposal to the Board. A Resident would have a right to know who the complainer is if they are in a court of law, but the Association is not obligated to divulge any personal information regarding complaints. Discussion ensued regarding the bylaws. Jim added that the Board does not make the laws, they enforce existing laws. These are the rules and regulations that everyone has signed on to. Tim Loats stated he wanted to make it known that his neighbors are unhappy with the violations process. Jim asked Tim to put a proposal in writing for the Board if he wanted to address the issue further.

Jim told Dina Giordano that the Board would review her issue in Executive Session on May 3, and will advise her at that time.

Scott Ginnet, Autumn Lakes - received letter from MCP, dated 4/6/99, stating his dog has damaged his front yard. Jim asked if the letter was sent by Autumn Lakes Association or as Oakhurst, as MCP represents both. Scott was not sure which it was. He commented that as of April 6, the grass was not grown sufficiently to show damage. Michelle Cohen stated that the issue should be addressed to Autumn Lakes Association at one of their Board Meetings. Discussion ensued over letters from property management company and compliance committee, and how to determine where the letter has originated, and dog damage issues. Jim stated that letters regarding Autumn Lakes should not be written on Oakhurst stationery, and if they are he would like to know. Scott added that he has received a letter that was meant for another Resident. Jim asked him to bring the letter to the next Board Meeting.

III. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

Jim stated that this portion of the meeting provides the opportunity for the Representatives to comment on the Meeting Minutes or Agenda items for this evening, prior to the Board moving into the business portion. Jim reviewed the Agenda for the evening.

Jonathan Lack - Carriage Estates - commented that paragraphs 5 and 6 of the AYSO Letter of Agreement have duplicate information, and he questioned what rent is being paid on the facilities. Christopher Tabb responded that there is no rent being assessed, just a security deposit. Paragraph 6 deals with how the monies will be deposited, in two installments. Tim Loats asked if AYSO has reviewed and agreed to this contract. Christopher noted he has been in contact with Mike Grace, and there haven't been any problems identified. Jonathan Lack asked if rent has been paid from the prior organization. Christopher stated that Wheatland Athletic Association had used the fields without paying rent for many years. Last year the fields were damaged, so WAA paid the Board \$2,500.00 for past damages (8 years), and another \$2,500.00 for the use of the fields for two seasons. Jim added that it is very difficult to assess what damages will be incurred in advance. The Committee had a hard time figuring out what small children would do vs. the older children. It was the Board's position that they would charge a security deposit (Item 5), with the understanding that there would be a walkdown at the beginning and end of the season with the Association and AYSO, to determine the damage. The repairs would be performed by either the landscape company or one of the other two bidders, and this would restore the fields to the condition at the beginning of the season. With the group consisting of all Oakhurst children and coaches, the Board felt a security deposit made more sense than a flat usage fee, broken into two payments. The goal is to protect the Oakhurst community, while being reasonable to AYSO, with monies from dues not going back into repairs of the field. Jonathan Lack questioned the \$5,000.00 paid by WAA. Jim explained that they had gone 8 years with no contract in Oakhurst. Christopher explained that there will be a walkdown at the end of the season, to protect Oakhurst and AYSO's interests. An AYSO representative, Amy Wilke, stated that they video taped the fields at the beginning of the season, and will also at the end of the season. Jim stated that Christopher and the Committee are to be commended. It is a very difficult Committee, with a 50/50 make-up of AYSO and Wheatland. He gave them a lot of credit in dealing with the situation. Ron Joyce commented that at the end of the Spring season, the fields will be evaluated before the Fall season starts, to get a better understanding financially. Debbie Beatty asked how it will be determined which group (AYSO or WAA) does damage to the fields. Jim answered that there will be some system of monitoring the fields. It was noted that there is already a problem because Team Chicago has been seen using the fields for practice. The situation will be dealt with in an appropriate manner, as soon as the Board can document it.

Jim stated that the meeting was now moving into the business portion, which is not open to Residents or Representatives for discussion or comment. It is requested that all comments be held until the end of the business portion of the meeting.

IV. APPROVAL OF MARCH 15th MEETING MINUTES

Jim stated that the Board has reviewed the Minutes in Executive Session, and asked if there were any comments. No one had comments.

Jim entertained a motion to approve the March 15 Minutes.

MOTION: Clif Hanna moved to approve the Minutes. Bill Poppe seconded the motion.
Motion carried, 6-0.

V. DIRECTOR AND OFFICER'S REPORTS

A. President / Legal & Executive (Jim Mulvoy)

President Jim Mulvoy reported that the Board had recently received a request for a private hearing for a Woods Resident who had installed a 5-foot fence without modification approval, and the standard is 4.5 foot. The hearing was held at the Executive Meeting two weeks ago. The Resident asked for a variance on the issue, after discussion with the Board. The Board denied the variance because they can't change the 4.5 standard. The Resident will bring the fence into compliance by May 30. The Resident had also requested a waiver of his fine, as he is a new Resident. The Board informed him that they cannot consider any waiver until he is brought into compliance. He can then address the Board. Jim stated that Minutes were taken at the Executive Session, but because it was a private hearing, the Minutes are available only to the Board, and will be kept on file with MCP. Jim added that a request was received from the office of State Senator Chris Lauzen to hold an annual picnic as a fund-raiser, utilizing the fields and the Oaks Clubhouse. The request was based on inviting 2,000 people, with the expectation that 300 would attend. The Board has denied the request, and informed the Oaks group that before they approve any request of this nature, they need to collaborate with the Board. The facilities are for Oakhurst Residents, not to hold parties or fund-raisers for political rallies of any sort. Jim continued that past due accounts are still being collected, using the Forcible Entry and Detainer Act. To-date 52 accounts have been submitted to Collections. Roughly 15 have paid, including legal fees. Some have paid within 30 days and some went to Court and were ordered to pay. Approximately eight are going to Court in the next 30 days. No payments have been received toward the 30-day demand letters which were sent out last month after the Board Meeting. They have expired, and will be filed with lawsuits. These accounts were between \$200.00 and \$300.00. Two accounts today are facing immediate eviction. Last month, we were within hours of taking possession of a single family home, due to the Resident ignoring the judgment. The Resident paid the Association just prior to the

eviction process. Michaelene Conrad explained the eviction process. Jim noted that the assessment collection process is working, and stressed the importance of doing so, as there are six homes in foreclosure in Oakhurst, some owing as high as \$1,000.00. The experience with foreclosures is the bank comes first, and if there is any money left over, the Association may be able to collect. It is also important not to let an account go beyond a year. Once the account is over \$200.00, the Collection Resolution allows the Management company to automatically move and get the money collected. Jim stated that he will write a follow-up letter, explaining the Resolution and the results, without using names or addresses, just to get the information to the community. As a result of requests from the community, Jim is forming a new committee to define the role of the Neighborhood Representative. Jim hopes to get feedback from the Reps on how Residents feel about issues, and how they wish issues to be voted on in the future. The Board will also give feedback, and the Committee can blend the information into a document, explaining the scope of a Neighborhood Representative. Bob Nasenbeny agreed to head the Committee.

B. Vice President (Ron Joyce)

Vice President Ron Joyce reported that Oakhurst received a landscaping award from Western DuPage (WD). Last summer, they were involved in a landscaping contest with the Illinois Landscape Association. There was an open house, with a lot of people coming through and viewing the landscaping. We came in Second Place. Ron also noted that Kelly Spaniel, the liaison between Ron and Western DuPage, has left Western DuPage to work on her own. Ron will now work with Leo Burrios and Ray Knoll at Western DuPage during the transition. Leo has been a horticulturist for 15 years, and has been with Western DuPage for 13 years. Ron noted that Michelle has been working very hard, and up to this point didn't understand the lack of response at Western DuPage. Jim noted that he is sorry to see Kelly go, but has worked with Leo in the past, and he is very capable. He added that the award is a testament to the job that WD has done, and also to the job that the Board has done in choosing and putting an extensive contract together with WD. The contract is extremely detailed, and the Board eliminated almost \$50,000.00 from landscape expenses when they took over. Ron felt the results have been award-worthy. Kudos to WD, and to Ron Joyce for the job he has done in the last two years. Ron added that he will notify Residents when tulip bulbs are ready to be taken. A Resident on Asbury was concerned about some dead trees, and Ron has confirmed that the trees belong to Oakhurst. WD has been notified.

C. Modifications Chairman (Clif Hanna)

Modifications Chairman Clif Hanna thanked Michelle and Michaelene of MCP for their work on modifications. He requested that Neighborhood Reps encourage Residents to put modification requests in as soon as possible, prior to the date of their expected start. Jim added that Clif has had a helper in the modifications process for several years, Karen Troller. She has been outstanding in the work she has done in this Community, and has put in a lot of hours.

D. Treasurer (Ron Papale)

Treasurer Ron Papale reported that the total Accounts Receivable are \$51,790.87, a little higher than typical, primarily because people aren't paying their assessments or fines when they should. He reminded everyone to encourage their neighbors to pay their fines or assessments in a timely fashion, because attorneys fees will be levied against their accounts. He congratulated Ron Joyce on the landscaping award, stating that it represents a job well done as Landscape Chairman.

E. Recreation Chairman (Christopher Tabb)

Recreation Chairman Christopher Tabb reported that there are a few changes to the AYSO agreement, which he will bring to the Board when completed.

VI. PROPERTY MANAGEMENT REPORT

Michaelene Conrad of MC Property Management (MCP) requested that New Business Item A be discussed first, as Michael Cochran is present to discuss.

A. 1998 Financial Report Discussion/Acceptance

Michael Cochran read through the Financial Report, which the Board all had copies of. He stated that the Financial Report is really the Board's representation to the Unit Owners within the Association. Michael stated that It has been re-drafted, referring to Page 1, the Audit Report itself, which is referred to as a clean opinion or unqualified opinion. Where "Management" is mentioned, this refers to the Board of Directors. Michael stated that his task was to express an opinion on the Financial Statement, based on his Audit. (The dollar amounts that Michael discussed were not entirely recorded in these Minutes). He discussed the Balance Sheet, with a total Operating Fund of \$84,059 in assets, \$37,823 of which was Cash, \$28,882 Accounts Receivable, Prepaid Expenses of \$8,653, and Playground Equipment is being depreciated, the net after depreciation is \$8,701. Current Liabilities are \$47,831, the most significant item being Prepaid Assessments. Replacement Fund is \$101,291 in cash, a small tax liability of \$441. He stated that the Association cannot file as a non-profit organization. The totals are \$185,350 in Assets, \$48,272 in Liabilities. Operating Fund has \$323,157 in revenue, the majority of which was assessments. \$339,511 in Expenses, detailed in the report. There was a deficit in 1998 in the Operating Fund of \$16,354. Michael next reported on the Cash Flow Statement, stating that it was the most complicated statement. The Statement tells how losses were funded, or where profits went. Typically with homeowners associations, the majority of the losses were funded by decreases in cash, and the majority of the profits went into increases in cash, which is what happened here. The only estimate in the Financial Statement is the collectibility of accounts receivable. Mike concluded his report. Jim noted, regarding p.5, Nature of the Organization, that in the past this report has included common property and location, and that it is governed by a Board of Directors, plus its member classes. Also, under the Fund Accounting section, there is generally a statement that disbursements are made at the discretion of the Board of Directors, or something regarding the actions taken, for both funds. Under Member Assessments, he noted that it would be

appropriate to note that the assessments are \$14.00 per month, and are billed semi-annually. Regarding p.9, Landscape Contingency and Tennis Court Common Areas, Jim noted that these sections include amounts that were true reserve items, and apparently these checks weren't cut from the Reserve, i.e. tennis courts includes repairs to the drive, the seal coating and re-lining, etc. He asked if this should be changed. Michael stated that these items should be segregated. There were no more comments. Jim asked Michael to get the final report to the Board by the next meeting. Jim thanked Michael for his report.

Michaelene returned to the Property Management Report. She reported that MCP has gone through the boxes of files. The missing Resolutions were found, and all were signed except three that were done in November of 1997. She will have signed for the next meeting. AV found a box from 1996. This will be picked up from them and gone through.

She reported that the ABG Cleaning Contract for cleaning the Pavilion will be \$160.00 a month. The irrigation system will be fixed, and Clif Hanna will be notified when this is done.

Delinquencies - last July there were 450. Over the weekend they were counted and there are only 94 left. So even though the dollar amount hasn't gone down, the number of people delinquent has. A lot of this is builders who don't pay assessments until they sell.

Lot Absorption Report - AV has increased the number of lots to be added to Summerfield from 6 to 8. There are now a total of 2,160 lots. Michaelene asked when assessments should be charged to AV for these additional lots and suggested the Board discuss this in Executive Session. Jim stated that it depends when AV made the change with the City. Michaelene stated that she mentioned it to Kathy Preuss of AV. Jim stated that the key is going to be when they annexed the lots into the Association. That's when the assessment clock starts ticking. Jim asked Michaelene to find out how the change came about, to determine whether assessments get adjusted. He stated he doesn't know how the City handles little pockets of homes such as this. Usually it is done in units.

Michaelene stated that she has created a Delinquency Log to keep track of collection activity.

Michaelene stated that the tennis court wind screens will go up today, and should be finished tomorrow. The tennis nets have arrived, and they should be installed tomorrow. Michelle added that it is taking longer than anticipated. There were two men here today for five hours. They are having to use a lot of ties, looping them through. Their labor rate is \$35.00 per hour. Clif added that more ties were used this time because the nets kept falling down last year. Michelle stated they are doing a very good job. The volleyball nets will not be installed yet because of too much water in the courts.

Bill Poppe stated that he appreciates the delinquency log. He asked about the last column, and what the date means. Michaelene stated it is the date judgment is paid in full.

VII. OLD BUSINESS

A. Approval of AYSO Contract (tabled 3/15/99)

Jim entertained a motion to approve the AYSO Contract.

MOTION: Christopher Tabb moved to approve. Clif Hanna seconded the motion.

Discussion: Christopher Tabb referred to changes that Mike Grace made to the contract. The first is Item 5 - for the security deposit to be held in an interest bearing account. Jim stated that this was fine. Christopher continued, Item 7 - add a statement regarding Residents of qualifying age. Another change on p. 3 at the top - dates should be "April 1, 1999 through June 12, 1999 and August 15, 1999 through October 31, 1999."

Motion carried, 5-1 (Bob Nasenbeny opposing).

B. Decision on Resident Satellite Dish Requests

Jim summarized this request. There were two requests. Request A was for a 31" satellite dish, so the Resident could receive programming from China. The Board has researched the matter, and determined that a bigger dish is needed to access distant satellites. The FCC requirements prohibit obstruction of access. Therefore, the Board will be working with the Resident to allow this dish. The Resident also put the dish in the front yard, with cable running through the window. The Resident has agreed to move the dish to the rear yard, and the Board has advised that they will allow the 31" dish for access to China only, as a variance because of the FCC ruling, and if they should decide to sell the property, the dish has to be downsized to an 18" or taken with the Resident. It has to be in the rear yard and screened with shrubs, etc.

Jim continued that the second item is a Resident who requested two satellite dishes, one to access local channels, and one for foreign programming. The Board's decision is that they only have to allow access, but more than one dish is not allowed. The request was rejected, with the suggestion that they use cable for local access and satellite for the foreign programming. Clif added that the Resident has revised their modification to accept the India satellite for one dish, and cable for local access. Clif has approved the request.

Jim entertained a motion to approve these decisions regarding satellite dishes, based on the summary.

MOTION: Ron Joyce moved to approve. Clif Hanna seconded the motion.

Motion carried, 6-0.

VIII. NEW BUSINESS

A. 1998 Financial Report Discussion/Acceptance

This issue was tabled until the next Board Meeting.

Jim entertained a motion to table approval of the 1998 Financial Report until the May Board Meeting.

MOTION: Ron Joyce moved to approve. Bill Poppe seconded the motion.
Motion carried, 6-0.

B. Banking Transactions for Next 30 Days

Ron Papale reported that the \$105,000 CD, which is maturing in the Operating account, will be rolled over to a new 30-day CD. The \$65,000 CD, which is maturing in one month, will be re-rolled into the Reserve Savings. The Grand Total Operating Cash is \$114,913.19. Grand Total Reserve Cash is \$116,884.15. Grand Total Cash Position is \$231,797.34.

Jim entertained a motion to approve Banking Transactions as stated.

MOTION: Clif Hanna moved to approve. Ron Joyce seconded the motion.

Discussion: Bill Poppe asked where the monies collected on delinquent accounts are placed. Ron Papale answered that they would go into the Operating account.

Motion carried, 6-0.

C. Modification to Fence Installation Standard

Jim referred to Board Packet, p. 64. Clif summarized the change. He noted that the Modification Committee requests that the Board accept vinyl fences, provided they be wood grain, embossed, with a white, redwood or cedar looking appearance. He feels that they are the latest technology, and they create less problems with maintenance.

Jim entertained a motion to approve the new Fence Installation Standard, as stated in Board Packet, p.64.

MOTION: Ron Joyce moved to approve. Clif Hanna seconded the motion.

Discussion: Bill Poppe noted that the original AV standard mentioned wrought iron and stone fences. He asked if Oakhurst includes these in their standards. Clif answered that they are allowed. Jim noted that the standards should include these, but they don't need to be added at this time. Bill asked if stained wood fences met the natural wood fence requirement in the standard. It was agreed that the natural wood fence requirement included stained fences.

Motion carried, 6-0.

D. Modification to Satellite Dish Standard

Clif summarized this issue, as stated on p. 62 of the Board Packet, which states "exceptions to the above, due to extenuating circumstances, must be reviewed on an individual basis by the Oakhurst Community Association Board of Directors."

Jim entertained a motion to approve the Satellite Dish Standard as stated on p. 62.

MOTION: Clif Hanna moved to approve. Ron Joyce seconded the motion.
Motion carried, 6-0.

E. ABG Cleaning Contract

Jim referred to p. 40 of the Board Packet, ABG Cleaning Contract, for \$160.00 per month, which includes two weekly cleanings, and light bulb changing.

Jim entertained a motion to approve the ABG Cleaning Contract.

MOTION: Clif Hanna moved to approve. Ron Joyce seconded the motion.

Discussion: Bill Poppe noted that we should state "new" light bulbs be used. Jim noted that the date service begins is April 17, 1999. He recommended the expiration date be no later than October 31, 1999. Christopher asked if there are provisions, should the bathrooms become messy, to have the company come out to clean. Ron stated they will come out for this. MCP's phone number is shown on the light switch box by the tennis courts. Michaelene stated she will have a sign made with ABG's information, in case anyone should need to call them. The doors are being left open.

Motion carried, 6-0.

F. Replacement Equipment for Tennis Courts

Jim noted this issue in the Board Packet, pp. 51A & B.

Jim entertained a motion to ratify the expense for replacement equipment for the tennis courts. This is for a total of \$711.37, including three Gamma premium tennis nets, four sets of the baskets and cup holders, etc.

MOTION: Clif Hanna moved to approve. Christopher Tabb seconded the motion.
Motion carried, 6-0.

G. Replacement of Community Center Sign

Jim referred to Board Packet, pp. 50 & 51, which refers to the replacement of the Community Center Sign, for \$345.00 complete, to furnish and install, with a blank back and printed on one side. There are two suggestions for verbiage. The first one is "Welcome to Oakhurst Community Park, a private park for the use of Oakhurst Residents and The Oaks Recreational Club, a private club for members only." The

second one is "Welcome to the Oakhurst Community Park and Oaks Recreational Club, a private park for the use of Oakhurst Residents and club members." Jim stated he liked the second wording, but that it should state Oakhurst Community "Center", not "Park." Michelle stated this was on the old sign. Discussion was held regarding the exact name to use on the sign, and whether to use "the" in front Oakhurst Community Park. Jim then recommended to the Board that they stick with the recommendation on p. 51, the only change being changing "Park" to "Center."

Jim entertained a motion to approve the Community Center Sign on p. 51 as discussed.

MOTION: Clif Hanna moved to approve. Ron Joyce seconded the motion.
Motion carried, 6-0.

H. Administrative Resolution 99-02 for Handling of Late Payment Fees and Fine Waiver Requests

Jim summarized the issue, which states that the current Management company may decide to waive an assessment, late payment charge or compliance fine. Said waivers are authorized only on a one-time basis, and are not to exceed one late charge and one fine per Resident owner. No waiver should be authorized or granted if the Resident is continually late paying assessments or allowing compliance fines to accumulate. Any waiver must be documented in a letter to the Resident, with a copy filed in the Resident's records and noted on the ledger record. The Resolution shall not expire until such time as the Board determines necessary to amend, replace or nullify.

Jim entertained a motion to approve the Administrative Resolution 99-02 as is

MOTION: Clif Hanna moved to approve. Ron Joyce seconded the motion.
Motion carried, 5-1 (Bill Poppe opposed).

Jim noted that this concluded the business portion of the meeting.

IX. NEIGHBORHOOD REPRESENTATIVE FORUM (Closing Comments)

Jim asked for any comments from the Neighborhood Representatives, or any other person joining the meeting, about any of the business.

Jonathan Lack asked a question about the ABG contract.

Debbie Beatty asked if the fence rule has always been 4-1/2 ft. Jim answered no, in 1995 it changed from 6 ft. to 4-1/2 ft.

Clif stated that he has a modification request for signs. The Committee is rejecting the request, due to the previous item that was passed regarding individuals owing fees not being granted modification requests. He requested that the Board take a vote to support this. The Board concurred that no vote is necessary. Clif will send a letter of rejection to the Resident.

X. ESTABLISH NEXT MEETING DATE

It was noted that the next Board of Directors Meeting is scheduled for **Monday, May 17, 1999**. The meeting will be held at The Oaks Recreational Club Clubhouse, starting at **7:00 p.m.** The next closed Executive Session of the Board will be **Monday, May 3**, also at The Oaks Recreational Club, starting at **7:30 p.m.**

XI. ADJOURNMENT

With no further business to come before the Board, Jim entertained a motion to adjourn the meeting at 8:58 p.m.

MOTION: Clif Hanna moved to approve. Ron Joyce seconded the motion.
Motion carried, 6-0.

Respectfully submitted,

Karen Berry
Recording Secretary

William Poppe, Secretary
Oakhurst Community Association