

# OAKHURST COMMUNITY ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

August 16, 1999 - 7:00 p.m.  
at Oaks Recreational Club

### MEETING MINUTES

#### I. CALL BUSINESS MEETING TO ORDER / DECLARE QUORUM

The Monday, August 16, 1999 meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:00 p.m. by President Jim Mulvoy, at the Oaks Recreational Club clubhouse. A quorum of the Board was established. The following Board Members were in attendance, including the Vice President and Landscape Director, Ron Joyce:

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
		Vacant	Director & Modifications Chairman
	X	Bob Nasenbeny	Director & Recreation Chairman
		Vacant	Director & Compliance Chairman

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

Neighborhood	Representative	Neighborhood	Representative
Ashbrook	John Rahn	Summerfield	Debbie Beatty
Aspen	Christopher Drucker	Wild Meadows	Tom Ruvarac
Autumn Meadows	Absent	Wild Meadows (open position)	David Telford
Breckenridge	Absent	The Woods	Absent
Carriage Estates	Nick Furibondo	Autumn Lakes Condo Assn.	Absent
Carriage Estates	Donald Houck	Country Homes of Oakhurst Assn.	Absent
Carriage Estates	Jonathan Lack	Heather Glen Assn.	Absent
Inverness	Gary Grissinger	Towns of Oakhurst Assn.	Absent
Inverness	Doug Gienger	Towns of Oakhurst Condo Assn.	Absent
Mayfair	Bob Dixon	Hunters Glen Apartments	Absent
Stanfield	Absent		

Residents Kimberly Karas, The Woods; Bob Evanosky, Aspen; and Mike Agase, Autumn Meadows, were also present.

President Jim Mulvoy welcomed everyone on behalf of the Board. It was noted that Clif Hanna, Director and Modifications Chairman, has resigned his position effective August 6, 1999. Also, Karen Berry, the Recording Secretary, will not be attending meetings due to other commitments, but will be continuing to transcribe the meetings, until such time the Board decides to hire someone else. It was noted that the Board may look for someone within the Community who may be interested in doing the Minutes.

The first order of business was the appointment of a new Director. A few months ago, Christopher Tabb resigned his position on the Board, and as required by the ByLaws, the Board must appoint a replacement to fill the remaining term. Jim stated that after careful consideration, the Board is announcing its recommendation that Nick Furibondo, one of the Neighborhood Representatives, be appointed as a single-family Director to replace Christopher Tabb for a term which expires September of 2000.

Jim entertained a motion to approve this recommendation.

**MOTION:** Bill Poppe moved to approve the recommendation of Nick Furibondo. Bob Nasenbeny seconded the motion.  
**DISCUSSION:** None.  
**VOTE:** Motion carried, 4-0.

Jim asked Nick to take a seat with the Board, and Nick was congratulated by all.

Roll was called by Secretary Bill Poppe.

## **II. RESIDENT FORUM**

Jim explained that the Resident Forum is a forum designed to allow Residents to speak directly to the Board, early on in the meeting, rather than having to sit through the entire meeting. He asked if there were any Residents who wished to speak to the Board this evening.

Mike Agase, Autumn Meadows - stated that some Residents may have sent in Modification Forms several weeks ago and asked how this will be handled, now that Clif Hanna has resigned. Jim Mulvoy replied that MC Property faxed to him whatever outstanding modifications they had, and a good start has been made on them. There may still be modifications in Mr. Hanna's possession that the Board is not aware of, as he had a policy of Residents dropping off material at his residence. In this month's Oakhurst News, there will be a request for assistance from the Community in joining the Modifications Committee. This evening, Jim is making this request also. Mike asked if it would be a good idea to ask people to re-submit their outstanding modification requests, to avoid possible violations if a modification was lost. Jim agreed, as it is difficult to assess where the requests stand at this point. There is a Modification Log that is based on when the submittal is requested by phone. The Requisition Form is sent out, and the Board can then follow-up based on the ones they haven't received back. Mike asked if there would be a grace period. Jim replied that the Board hasn't discussed a grace period, but everyone should be agreeable to it.

30-Day Grace Period - Jim recommended that a 30-day, starting today, grace period be established on outstanding modifications. If there is still a problem at that time, it can be addressed at the next Board meeting.

Kimberly Karas, The Woods - asked about the park area with a pond along Cheshire Drive. She asked if that area was going to be developed with playground equipment. Jim replied the land is part of land-use agreement established when Aurora Venture (AV) developed this area into Oakhurst. The developer had to dedicate so much land to parks and recreation with the City of Aurora. Up until 3 years ago, the land still belonged to AV, and was deeded to the Park District. When it was deeded over, the Board looked into getting some park equipment, because nothing existed on that side of the McCoy. The Park District's answer was that they had no money allocated, and this is still the case today. Jim stated he would like to see someone work on this project. The Board hasn't had the time to pursue it. It is something worth pursuing, however. If the Park District could put up some funds, the Association may be willing contribute as well. Jim added that any Committee that pursues this should also contact Forestview and Brentwood on that side of McCoy which is still being built, as both of those subdivisions would benefit. It was suggested that the issue be discussed with Chris Beykirch.

David Telford, Wild Meadows - discussed the recent fire in the new construction home. He also discussed the lack of street lights on the one street in Wild Meadows. He asked how to get assistance on street lights with City. Jim stated the Board can make some recommendations. Although, in that development, AV is responsible for the infrastructure, so a letter to them would be appropriate. Jim recommended that people call him or Ron Joyce for any assistance.

Tom Ruvarac, Wild Meadows - discussed the proposed park on Oakhurst Drive. He discussed the land owned by the Park District and Aurora Venture. He asked when the park will be installed and what were the plans. It was noted that the Association does not own the land. Jim recommended starting with the Park District in pursuing the issue, starting with a letter.

### **III. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)**

Jim noted that this forum is to allow Representatives to comments on anything regarding the Agenda, prior to the business portion of the meeting. Jim went through a short disclosure of the evening's Agenda.

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Given that there were no comments from the Representatives, Jim moved the meeting into the Business portion, which is not open to Residents or Representatives for discussion or comment, and that it is requested that all comments be held until the end of the Business portion of the meeting.

#### IV. APPROVAL OF JUNE 21, 1999 MEETING MINUTES

Jim entertained a motion to approve the June 21, 1999 Minutes, noting p.20 of the Board Packet. Jim stated for the record that the Board meets twice per month, and the Minutes are reviewed in Executive Session, and any needed corrections are made at that time, to save time spent in the monthly meeting.

Jim entertained a motion to approve the June 21 Minutes.

**MOTION:** Bill Poppe moved to approve the Minutes as recommended. Ron Joyce seconded the motion.

**DISCUSSION:** Jim noted that on the list of Neighborhood Representatives, pg.1 of the Minutes, Judy Jurgensen was incorrectly listed instead of Tracey Herrick. Bill Poppe committed to make this change.

**VOTE:** Motion carried, 4-0, 2 abstentions (Ron Joyce, Nick Furibondo), with Jim voting to obtain a quorum.

#### V. APPROVAL OF THE JULY 6, 1999 HEARING MINUTES

Jim noted that these were private Minutes, and were not included in the Representative packages, and are not available to the public. They are between the Resident and the Board, going through the hearing process. The Board has also reviewed these Minutes in Executive Session.

Jim entertained a motion to approve the July 6, 1999 Hearing Minutes, with an amendment to include Jim's July 29, 1999 response letter, which is included in the Board Packet, as an attachment to the Minutes.

**MOTION:** Bill Poppe moved to approve the July 6 Minutes with the attached response from Jim Mulvoy, The motion was seconded.

**DISCUSSION:** None.

**VOTE:** Motion carried, 4-0, 2 abstentions, (Ron Joyce, Nick Furibondo), with Jim voting to obtain a quorum.

#### VI. DIRECTORS AND OFFICERS REPORTS

##### A. President / Legal & Executive (Jim Mulvoy)

President Jim Mulvoy reported that Clif Hanna has resigned his position on the Board of Directors. The Board wishes Clif and his wife well, and thank him for his time and effort he has given to the Community during his tenure. Jim has been working on the Modifications, and is seeking volunteers to form a new Modifications Committee, as well as a Chairman of the Committee. The Chair does not have to be a Board Director. This will be an independent Committee of the Board. Jim discussed the Board Election nomination process. He stated that the results of the nominating process is troubling.

With a Community of 2,160 homes, 17 nomination ballots were received. Of the 17, there were 23 nominations. Only one of the nominations was a Representative. Nomination letters were sent to all but two of the nominees, two of which were not eligible. Only 2 single family candidates have accepted, and no multi-family candidates have accepted at all. So for the upcoming election, there are 2 candidates for Board of Directors to fill 4 positions, 2 of which are multi-family positions for which we have no candidates. Because of Clif's resignation, 3 people are actually needed. The 2 single-family candidates will be the only candidates on the ballot. The ballot is closed at this point. Anyone else wanting to run will have to do so as a write-in candidate on the ballot or on the night of the election, nominating themselves. Jim noted that if enough seats were not filled to have a quorum, the Association will have a very serious problem because they won't be able to conduct business. Jim expressed that it is a shame because the Board has worked hard to get where they are, and there isn't enough interest among the Community to continue the work.

Jim reported that there was nothing new to report on the committee considering the Role of Representatives.

Jim advised that the Board is considering an expansion of about 20 spaces to the Community Center parking facilities, due to the limited parking being experienced by some Residents during the summer season.

The next meeting will be September 20, the Annual Election Meeting, and will also be Jim's last meeting as President. He has decided to step down, for many reasons, from this position, though he has enjoyed meeting everyone, and it has been interesting. He hasn't decided whether to come back as a Representative, but this is a possibility.

**B.** Vice President (Ron Joyce)

Vice President Ron Joyce reported that although he appreciates his nomination for Board, he has to decline, for health reasons. He thanked Jim for stepping in and helping out in his absence. Jim noted that the Board will miss Ron.

**C.** Treasurer (Ron Papale)

Treasurer Ron Papale reported that he appreciates the time he has had to serve on the Board, but has to decline his nomination. He has served for two years, and has been spreading himself too thin with too many volunteer activities. Jim noted that the Board will be sorry to lose him.

**D.** Secretary (Bill Poppe)

Secretary Bill Poppe reported that it is very important that the message be passed out to all the Representatives that their voting members must attend at the next meeting, when the Board of Directors election will be held. If they cannot attend, they can send someone in their place, who is authorized by proxy to vote. He added that the Welcome Packet text is being reviewed by the Board and that Clif Hanna was in possession of the only hardcopy. Bill noted he will continue with the packet until it is

completed. He noted that just as some of the Directors have decided not to run, he also, due to health and job related needs, cannot continue. He thanked Jim for the opportunity to serve on the Board, and it has been a fun experience. Jim noted that it has been the Board's pleasure.

**E. Compliance Chairman (Bob Nasenbeny)**

Bob Nasenbeny reported that he is going to miss all the Directors that are stepping down. He has one year left in his term, and is staying. He commented that the job of Director is a lot of work, and whoever considers running should be aware of this. It is a huge personal sacrifice, no one gets paid, everyone takes grief and does a lot of work. He pointed out that the exiting Directors have done a lot of work, Jim has been carrying the ball for the last four years. He asked people who know anyone who is active in the community, to get involved at the neighborhood level, get acquainted with the system and move onto the Board. He thanked the other Directors for doing a great job during the last year that he has been on the Board.

Jim thanked Bob for his comments. He noted that new Director Nick Furibondo might want to say a few words.

**F. Director Nick Furibondo**

Nick Furibondo reported that he expected there would be enough nominees, and is very surprised at the response. He said he will have to wait and see what happens.

Jim commented that it will be a change. He shared that he had a lot of expectations when he took over as President, and many of those expectations have never been realized, the reason being the everyday business has been such a burden to even think about trying to deal with communication issues of the community, and various other things he wanted to solve. It was too hard to accomplish, given the time, and the fact that you have a full time job. He alluded to this fact a year ago, that the Board was being overburdened because no one from the subdivision was stepping up to the plate, and the Board can't do it all. The only thing to do is encourage people in your communities to step up and get involved, in any way. He stated that he not only has his full time job, but also serves on a few other national committees. He hopes the next President will get the support he needs, and he will do all he can to encourage people to take part.

**VII. PROPERTY MANAGEMENT REPORT**

Michaelene Conrad of MC Property Management stated that in all the years MCP has been managing, since Aurora Venture got out of the picture, they have worked with a lot of Board Members. Everyone has been very helpful, and she hopes that MCP has been very helpful to them. There is a lot that goes on and a lot of things that are done behind the scenes, both by the Board and the property management company. She thinks that over the years, the Association has run very well. She agrees that a lot of grief is taken, but this goes along with keeping the rules and making it a nice Community to live in. She thanked everyone, Jim, Ron Joyce, Bill, and Ron Papale, and wished them all well. She hopes MCP can continue to

support the new Board, and thanked everyone for all they have done for MCP. The Board replied that they appreciate MCP also.

Michaelene Conrad reported that MCP is continuing to send out statements every month. There are 326 delinquent homeowners right now, about 17 more went to the Attorney. Anyone who is over \$200.00 on a regular basis goes to the Attorney. All the delinquencies that were in collection since November have been paid. There might be a couple that have minor legal fees, etc., but they have done real well, about 95% of Attorney fees have been collected. MCP has been working on the Election, sending out nomination forms, and will now be sending out the mailing for the Election. There are some Modifications issues being worked through, some Landscape issues to be discussed later.

Jim asked, for the next Board Meeting, MCP to have the banking resolutions in order, to have signatures of the new members authorized to sign checks. At the next meeting, Ron and Jim will sign checks. Jim noted that Clif's resignation letter is not part of the Board Packet, but his letters to Clif were included. Michelle stated that his letter came in the same day the Packets were copied. Jim asked that the letter be in the next Packet. Jim noted that the Water billing is under Budget, and asked if this is because the sprinklers were fixed. Michaelene answered this must be the case. Jim asked Ron Papale to assist Michaelene with categories to transfer miscellaneous expenses into. Jim discussed the process for the management company to ask questions of the Board. He stated that the President of the Association is the liaison to the management company. If there are issues that need to be considered by the Board Members, it should go to the President, and it is up to the President to do whatever polling is necessary of the Board Members. He stated that emails should not be going to the other Board members, and independent responses should not be going back to the property manager. He thanked Michaelene for the job she and Michelle have been doing.

## VIII. OLD BUSINESS

### Decision on Storage of Waste Outside

Jim stated that the Board discussed this issue, and it was decided that garbage cans or other refuse that you store on your property, should be stored in the rear of the residence. The side of the home is not an appropriate location. This is the policy the Board has decided to adopt.

Jim entertained a motion to approve the policy as stated.

**MOTION:** Bill Poppe moved to approve the policy. Nick Furibondo seconded the motion.

**DISCUSSION:** Nick suggested that the side of a house is out of sight for most residences, whereas the rear of a house is clearly in sight.

**VOTE:** Motion carried, 5-0

**IX. NEW BUSINESS**

**A. Banking Transactions**

Ron Papale went over the 30-day transactions. He reported that after this evening's checks that will be cut, this leaves \$90,363.13 in the Operating NOW account. There is an Operating cash CD of \$50,000.00 maturing. \$75,934.00 will be transferred out of the checking NOW account, bringing the balance to \$14,429.13. \$65,000 will be transferred into the Operating cash CD, bringing its balance up to \$115,000.00, which will be rolled into a new one-month CD. There is a Reserve savings balance of \$2,761.33. \$934.00 will be transferred in from the checking NOW account, for the new balance of \$3,695.33. In the Reserve Account, there is a one-month CD of \$67,000.00 maturing. \$10,000 will be transferred in from the checking NOW account, bringing the new balance up to \$77,000.00, which will be re-rolled into another one-month CD. There is also a 6 month Reserve CD of \$50,000. The total Reserve CD balance is \$127,000.00. The total cash position of the Operating cash account is \$129,429.13. The total Reserve balance is \$130,695.33. The total cash position of the Association is \$260,124.46.

Jim entertained a motion to approve the banking transactions for the next 30 days, as stated.

**MOTION:** Ron Joyce moved to approve. Bob Nasenbeny seconded the motion.

**DISCUSSION:** None

**VOTE:** **Motion carried, 5-0.**

**B. Proposals for Holiday Wreaths**

Jim stated it is proposed that holiday wreaths be placed on the entrance walls again this season. There will be 2 wreaths placed on each wall, for a total of 20 wreaths. The total estimated cost of the wreaths is \$650.00.

Jim entertained a motion to approve the cost of the wreaths at \$700.00.

**MOTION:** Ron Joyce moved to approve. Bill Poppe seconded the motion.

**DISCUSSION:** None

**VOTE:** **Motion carried, 5-0.**

**C. Proposal for Basketball Court Striping**

Jim noted that Michelle has proposals for striping the basketball courts. Michelle reported that 5 companies are bidding. Professional Maintenance bid in June at \$795.00 to re-stripe and layout all the markings of the basketball courts. Rose Paving and another company also called to say they were faxing bids today, but MCP has not received them yet. Professional Maintenance has done work for some of the other associations. MCP's experience has been, when companies bid against each other, they usually bid a little under. Rose is usually higher.

Jim entertained a motion regarding the basketball court striping.

- MOTION:** Bill Poppe moved to table the decision on a contractor for basketball court striping, until more bids have come in and a better decision can be made, at the next meeting. Ron Joyce seconded the motion.
- DISCUSSION:** None.
- VOTE:** Motion carried, 5-0.

**D. Legal Action for Ashbrook Damages**

Jim referred to p. 51 of the Board Packet. This is a proposal from Knuckles & Jagel. For the record, this has to do with a traffic accident, which damaged the Ashbrook center island toward New York Street, and a number of Crabapple trees were damaged. The cost was approximately \$5,000.00. The Board opted two Board Meetings ago to go ahead with the replacement of the trees, rather than wait for the insurance companies to decide what they would pay. It was discovered that the driver was an uninsured motorist, and unless the Association files a small claim, they will never get reimbursed for this amount. The proposal on the table from Knuckles & Jagel, the Association Attorney, states that their fees would not exceed \$700.00 for the initial small claims judgement, and any post judgement collection proceeding would be an additional \$400.00, so the worst case to collect \$5,000.00 is \$1,100.00, and could be a little better by \$400.00.

Jim entertained a motion to approve the Small Claims action and proceed with collecting the \$5,000.00, even if it comes to wage garnishment or lien.

- MOTION:** Ron Joyce moved to approve the action, not to exceed \$1,100.00 in Attorney costs. Nick Furibondo seconded the motion.
- DISCUSSION:** Michaelene noted that Peter Jagel did state that there would be other fees, etc., beyond court fees. Bill Poppe suggested amending the amount to \$1,500.00 at this time. It was agreed the amount would be not to exceed \$1500.00.
- VOTE:** Motion carried, 5-0.

Jim asked Michaelene to make sure the request was turned over to Knuckles & Jagel.

**E. Landscape Repair for Town's Damages**

Jim stated this was in the form of a proposal from the landscaper, another accident repair. Michelle noted that they have been asked by the motorist's insurance company to obtain additional proposals other than Western DuPage. Tandem Landscape is getting a proposal together, and MCP should have it this week. Western DuPage's bid is 1 8-ft tree at \$480.00, 20 sq. yds. of turf at \$7.00/sq. yd., repair damage to the trunk of 2 5-in. Marshall Seedless Ash trees (one is leaning and should be staked) at \$880.00 each, 1 9-ft. multi-stem crabapple at \$470.00, and 1 10-ft. green spruce at \$907.50. The total is \$3,757.50. Jim asked if we know whether the driver was insured or not. Michelle stated they are insured. Jim stated that, the next Board Meeting is in September and will already be into the planting season, so this issue can't wait until the next meeting.

Jim recommended to the Board to proceed with the landscape repair and receipt of the secondary proposals, and approve a not to exceed amount of \$3,757.50, as stated by Michelle Cohen. The final decision on who it goes to should be made by Jim and the management company, based on receiving the other proposals.

**MOTION:** Ron Joyce moved to approve the landscape repair as stated. Ron Papale seconded the motion.

**DISCUSSION:** Bill Poppe asked what happens if the second proposal comes back lower. Jim replied that the company has not been decided upon, but it will be one of the two companies.

**VOTE:** Motion carried, 5-0.

**F. 1999 Financial Audit**

Jim referred to p.35 of the Board Packet, a proposal from Michael J. Cochran CPA to prepare the 1999 Financial Audit. Mr. Cochran prepared a Financial Statement last year.

Jim entertained a motion to approve the 1999 Financial Audit.

**MOTION:** Ron Joyce moved to approve. Bill Poppe seconded the motion.

**DISCUSSION:** Discussion on whether to vote at this time. Board Members discussed being happy with Cochran, and being indifferent. Michaelene stated if the Board wants to retain Cochran, there is no sense in going out for other bids. Nick suggested that this be approved so the new Board wouldn't have to make the decision on it.

**VOTE:** Motion carried, 5-0.

**G. Ratify Policy for Use of Tennis Courts**

Bob Nasenbeny reported he has handed out the recommended policy to the Board. He is proposing rules to be posted at the tennis courts. The rules are as follows: 1) Usage is limited to Residents and their guests only. 2) Individual usage is on a first-come, first-serve basis. 3) Court changes shall occur on the hour, provided a Resident has been playing at least 45 minutes. The court occupied the longest shall be the first to be changed. 4) A court or courts may be reserved by the Oakhurst Community Association for tennis lessons and social leagues. Reserve times will be posted. 5) No bicycle riding or rollerblading is permitted on the courts. 6) No profane language or bad behavior is permitted. 7) Residents violating these rules shall have their court usage privileges removed. Bob recommended approval.

Jim entertained a motion to ratify the policy, as stated by Bob.

**MOTION:** Ron Papale moved to approve. Bill Poppe seconded the motion.

**DISCUSSION:** It was stated that one court was supposed to be left open for the Oakhurst Residents' usage. Jim suggested that the problem one of the Residents experienced wasn't with the Copley Tennis

League, it was with the Men's Night League. Bill Poppe asked that the vote be taken one step further and approve the installation of the sign with the rules. Ron Papale suggested coming up with a not to exceed price on a sign. Jim stated that this motion is strictly to approve the policy on the use of the tennis courts. The next stage would be to get prices to present to the Board for the cost of the signs. Tonight we're approving the policy.

**VOTE:** Motion carried, 5-0.

**H. Ratify Landscape Maintenance Expenses**

Jim referred to p.52 of the Board Packet. Ron Joyce reported that there are three manholes sticking out of the ground, one is about 2 feet up, and one is about a foot, the other 6 inches or so. The proposal is to provide landscape bushes to screen them, behind the west end of the soccer fields. Jim noted that the proposal totals \$1,176.00 for the necessary landscape bushes to screen the manholes. The manholes reside behind 320 Millington and 250 Millington.

Jim entertained a motion to do the repairs, as stated.

**MOTION:** Nick Furibondo moved to approve. Ron Joyce seconded the motion.

**DISCUSSION:** Bill asked whether it was either Option A or B. Michelle stated that regardless, there is prep work at \$285.00, and then choose Option A or B. Jim recommended breaking it down to approving the \$285.00 for site preparation, and a not to exceed amount of \$500.00 on the installation of shrubs. All agreed to amend as stated.

**VOTE:** Motion carried, 5-0.

**I. Landscape Proposal from Western DuPage Landscape**

Jim noted that this proposal was for a Thornless Honey Locust tree, \$415.00. Jim did not know location of installation. Michelle stated it was for Autumn Lakes, around the pond. Jim added that this is what Reserve money is for, to replace dead material and other things that self destruct over the years. The price for one 3-inch caliper is \$415.00.

Jim entertained a motion to approve the landscape proposal as stated.

**MOTION:** Nick Furibondo moved to approve. Ron Papale seconded the motion.

**DISCUSSION:** The species of the tree was discussed. The motion was amend to state "not to exceed \$450.00, and be a Marshall Seedless Ash." Michaelene was instructed to take the funds from the Reserve.

**VOTE:** Motion carried, 5-0.

**J. Bob Nasenbeny Report On The Internet Committee**

Bob reported that the Association now has a website and homepage, <http://www.oakhurstcommunity.org>. The page is up, it's just a shell right now and it's being worked on. There are four people on the Committee. There is an Oakhurst Resident volunteering her time who knows HTML code. We're in the process of editing a lot of text to be put in Word and other formats. The CC&R's will be the first item to be put on the page, so it can be read on-line. Other things will be forms to be used, that can be downloaded using Adobe Acrobat Reader and printed out. It is just getting going and there is a lot of work to do. In the next couple of weeks, some of the first basic things will be out. Jim added that other items to be posted will be Modifications Standards, Modification Forms, anything useful to the Community. Some communication pages. He thanked Bob for his efforts.

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

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**X. NEIGHBORHOOD REPRESENTATIVE FORUM (Closing Comments)**

Jim asked if any Representatives had comments for the Board.

A Resident asked about the status of the bike path near the creek in Breckenridge. Jim stated that there was to be a meeting at the Park District that he was going to attend, but it was canceled because the Park District felt it was premature, as he was told. He hasn't heard anything more about it. The path doesn't exist, but you can see where they want it to be built. Jim stated that Chris Beykirch was also involved, so the Board can contact him. The Resident stated he was nominated for the Board, and hesitated to accept because of job travel time requirements. He stated his job has him traveling 4 or 5 days a week, and it changes from week-to-week and month-to-month. He asked if would this be do-able. He noted that sometimes his travel falls on Mondays. Jim stated the Board can decide when they have their Executive Session. Jim had chosen Mondays because it was convenient for the Clubhouse. Executive Sessions are not mandatory, and if he had to miss a few of these, it wouldn't be devastating, because he could be brought up to speed.

A. Resident asked if the Board has considered in the past, some kind of remuneration for the Board Members. Jim answered that this will not happen in Oakhurst as the CC&Rs state that Board Members cannot be paid. Jim stated that this would probably generate more volunteers, and with a community this size, it's a shame not to have the Board paid. The Resident suggested looking into hiring a PR firm to assist in filling the Board seats. Jim stated he suggested it about a year ago and it didn't go far, but maybe it could be brought back on the table. He added that a poll was done awhile back, where only 10% of the Residents returned the polls, and the comments were very negative and discouraging. Jim stated that any ideas that the Residents have are welcome.

Don Houck, Carriage Estates - discussed need for volunteers.

A Resident suggested that, in addition to a PR firm, possibly a freelance writer could be employed to do a newsletter, to improve communication.

Nick Furibondo stated that the correspondence coming to the Residents is bland, no sense of urgency. Nick suggested that the Board consider revising the style of correspondence, to put forth a sense of urgency on matters like this, where Board members are needed. Ron Joyce stated that the color of the paper, etc., doesn't matter, because no one cares. He stated that the Community should pull together and support the Community, and you shouldn't have to get paid to get involved. There was additional discussion on how to get people involved. One Resident suggested that people don't know what will be involved in volunteering, and don't get the information from the meetings.

Ron Papale stated that there is a lot of work involved with the Board position, and the Board has to take the heat often. He noted as a positive that it has been a tremendous learning experience, working with the property manager and the Board, and seeing how the community operates. Managed communities are becoming more and more on the rise across the country, and wherever any of us live, we will encounter it to a degree, so he feels he has a wealth of knowledge after serving on the Board.

A Resident stated that it is a small political body, but it has an importance to people. The Representatives here who do show up, want to be here. They have to have the responsibility of firing up the community. The Board has to fire up the Representatives, and they take it to the street.

#### **XI. ESTABLISH NEXT MEETING DATE**

It was noted that the next Board of Directors Meeting is scheduled for **Monday, September 20, 1999**. The meeting will be held at The Oaks Recreational Club clubhouse, starting at **7:00 p.m.** This will be the **Annual Election Meeting**. General Business will be conducted with the outgoing Board prior to the election, then take a break. There shouldn't be too much on the agenda for that evening. After that the Election will be conducted. This way the new Board won't have to conduct business when they are not yet informed on the issues.

#### **XII. ADJOURNMENT**

With no further business to come before the Board, Jim entertained a motion to adjourn the meeting at approximately 9:05 p.m.

**MOTION:** Ron Joyce moved to approve. Bill Poppe seconded the motion.  
**DISCUSSION:** None.  
**VOTE:** Motion carried, 5-0.

Respectfully submitted,

William Poppe, Secretary  
Oakhurst Community Association