

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

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

MEETING MINUTES

I. CALL BUSINESS MEETING TO ORDER / DECLARE QUORUM

The Monday, September 20, 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 present. Bill Poppe called the Roll:

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	Bob Nasenbeny	Director & Recreation Chairman
	X	Nick Furibondo	Director
		Vacant	Director

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

Neighborhood Representative	Representing	Neighborhood Representative	Representing
John Rahn	Ashbrook	David Telford	Wild Meadows
Absent	Aspen	Tom Ruvarac	Wild Meadows
Tracey Herrick	Autumn Meadows	Duane Pifko	The Woods
Tim Loats	Breckenridge	Sharon Danielson	The Woods
Donald Houck	Carriage Estates	Melanie Weizeorick, President	Autumn Lakes Condo Assn.
Gary Grissinger	Inverness	David Wilson, President	Country Homes of Oakhurst Assn.
Doug Gienger	Inverness	Leigh Mull	Heather Glen Assn.
Bob Dixon	Mayfair	Absent	Towns of Oakhurst Assn.
Wayne Johnson	Stanfield	Karen Troller	Towns of Oakhurst Condo Assn.
Colleen McKinley	Summerfield	Absent	Hunters Glen Apartments

President Jim Mulvoy welcomed everyone to the meeting, adding that the Meeting being called to order is to conduct business prior to this evening's election. After this Business Meeting is adjourned, there will be a 15 minute break, before calling the Annual Meeting and Election to order.

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.

Robert Gwall, Cheshire Drive - he substituted rock for mulch in his garden because his son has asthma. Wants to know why he has been fined. Jim stated his complaint would be logged, and the Board will send him a letter asking him to attend a hearing at an Executive Session, where it can be discussed in private. Robert asked if he would be fined until that point, and Jim answered no. Jim asked if a modification request had been filed. Robert answered a request had not been filed. Jim stated the proper forum for discussing this would be the hearing, and the new Board will send him a letter. The fine does not need to be paid until the disposition from the hearing is known. This was noted by MC Property Management that they will advise the new Board on this matter.

Tom Ruvarac, Wild Meadows - he stated he noticed that recently there has been a lot of landscaping along Oakhurst Drive near Aspen, repairing grass areas along curbs, along south side of the island into Wild Meadows. He asked that MC Property and Western DuPage Landscaping look at some of these areas that look like they have been missed, such as on Anton Lane. Michelle noted this.

Sharon Danielson, The Woods - discussed snow removal on a path on Inverness that goes across McCoy so the kids can get to Reba Steck School. In the past, an individual has been shoveling that area. Also on McCoy, from Inverness to Cheshire, there is a main walkway that is never plowed. The Association agreed to take a look at it. Sharon said there is a problem on Inverness because of the school pick-up program. Everyone is walking down the path; people are parking at corners improperly. The school has tried to get it changed. Jim asked her to get the map and a letter to the Board so they can follow up on this.

Terry Hutsell, Summerfield – Terry added to Sharon Danielson's comments by stating that every time she has called the city when there was snow, that the city would plow that section any time they have plows out on the streets. It is a matter of having someone keep after the city to plow it. It has to be a 2 inch snow before the city will plow. It's just a matter of reminding them.

Chris Beykirch, Aurora City Alderman, Oakhurst resident - stated that the city doesn't have access to the sidewalks with current equipment, and they would be in a difficult situation if they started plowing sidewalks. Last year, Cathy Bowman called him and they discussed it. He feels it is the schools' responsibility. A woman commented that she has tried to have Steck school plow the sidewalks, without success. Chris continued that he would like to try alternative methods before the city gets involved, because it sets a precedent when the city starts clearing sidewalks. Sharon asked if the Association could clear the walks; she feels that it would be a small price to pay (Association liability vs. clean sidewalks).

Michelle Cohen, MC Property Management - she stated to Sharon Danielson that Oakhurst must keep in mind that the sidewalks are not Oakhurst property. The Association would be liable for accidents on the sidewalks, if they clear it.

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.

Dave Wilson, Country Homes – Country Homes is considering paying the Master Association dues for their residents. He has been trying to get an answer on this for about three years. He gets asked continually by his neighbors what benefit Country Homes residents get for their assessments. Jim apologized that it has taken three years, but it is his understanding that discussions regarding this have taken place in meetings previously. Dave said he doesn't recall that it was ever discussed. He stated he has called frequently and written letters, and hasn't gotten an answer. Jim stated they can write a letter for him. Michelle noted this. Jim added that many single-family residents do not have common area landscape, and they could pose the same question.

Unknown Representative – asked about replacing shrubbery. Jim replied that the rule is "like for like" on replacing landscaping items. If the outdoor landscaping is being changed in a major way (adding trees, patio blocks, patios, decks, any exterior change) it needs to be submitted to the Association for approval, prior to the installation. Those standards have been in existence since day one of this community. These standards have not been created by the Board, or any previous resident Board. Representative asked if any of the rules have been updated, i.e., for satellite dishes being smaller, etc. Jim replied that the rules are updated every time something is received that is out of the realm of the Standards. The satellite dish is one of the issues the Board is reviewing at this time. Until the issue is resolved, any pending fines are on hold that might have been involved. A good example is the Fence Standard. A lot of very nice vinyl fences have come out, and they were not included in the Standard until recently, and they are being updated accordingly. Representative asked, regarding people working in their homes, how the CC&R describes it. Jim replied that this part of the document states that a resident cannot operate a business in Oakhurst with employees coming and going from the home on a regular basis. The woman asked how the Board is informed of violations. Jim replied that reports come from various sources. They can come from a neighbor, a representative, a Board Member, or anyone. She asked, if someone represents an area, is it their job to report on problems? Jim replied that it is every resident's job. Discussion ensued on how fines are handled. There is an unwritten policy for a one-time waiver of a fine when a resident goes to Board or sends a letter to discuss a violation. The goal is to have rules that protect property values.

Representative from Aspen - discussed traffic coming from Eola Road through the fire pathway at the end of the cul-de-sac (near the pedestrian bridge). There are children that play in that area and it's dangerous at times. Alderman Chris Beykirch offered to investigate this issue.

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 AUGUST 16, 1999 MEETING MINUTES

Jim entertained a motion to approve the August 16, 1999 Minutes. 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 August 16 Minutes.

MOTION: Bill Poppe moved to approve the Minutes as submitted. Nick Furibondo seconded the motion.

DISCUSSION: None.

VOTE: Motion carried, 4-0.

V. DIRECTORS AND OFFICERS REPORTS

A. President / Legal & Executive (Jim Mulvoy)

President Jim Mulvoy reported that this section of the meeting will be brief this evening. He noted that the Association's internet site is close to completion. Bob Nasenbeny has been working closely with Melinda Lerner, the Association web site webmaster. On this site, there will be a complete CC&R, Rules & Regulations, Board Meeting Minutes, Modification forms, Modification Standards, Representative list, e-mail addresses, all sorts of pertinent information, links to other things in the Community - AYSO, WAA, Community Association Institute, City of Aurora, etc. He would like to see the Annual Budget there soon. He thanked Melinda for doing an impressive job.

Jim noted for the record that the second deposit has been received from the AYSO Group for the use of the fields, and this is in the possession of MC Property, for \$1,250.00. At the end of the season the Board will need to decide how this security deposit will be handled.

Jim added that this is his last meeting this evening, stating that this has been a big learning experience. Enjoyable in some respects, and some meetings have been a little less enjoyable, but he would encourage anyone to run for the Board because it is the best thing you can do for your community. You learn a lot about what goes on with the community, not just with the Board, why things are the way they are, and believe me, they are not as they appear to people on the other side of this table at times. There are many issues, and this is one of the things we hope the web site will do, which is better communicate what your Board is doing for you, and in turn it should encourage people to be involved. He thanked everyone for their participation and all who have helped over the years, and for electing him over the past years.

There were no further Director reports.

VI. PROPERTY MANAGEMENT REPORT

Michaelene Conrad of MC Property Management reported that the delinquencies are about \$40,000.00, with a total of about 30 residents in collection, which is the same as six months ago. There are some bankruptcies and foreclosures also outstanding. Billing statements on delinquencies are mailed every month, 560 are going out this month. We have about 32 in collection now, with 52 outstanding.

VII. OLD BUSINESS

A. Basketball Court Marking Proposal

Jim discussed a proposal from Professional Maintenance, Inc., for re-stripping of the basketball courts, adding free throw lines, half court circles, perimeter, two half court lines and four 3-point lines, for two basketball courts, for a total of \$795.00.

Jim entertained a motion to approve the proposal as stated.

MOTION: Ron Papale moved to approve the basketball court re-striping proposal. Bill Poppe seconded the motion.

DISCUSSION: None.

VOTE: Motion carried, 4-0.

VIII. NEW BUSINESS

Jim recognized Ron Papale, Treasurer, to report on Banking Transactions.

A. Banking Transactions for Next 30 Days

Ron Papale reported that the current balance of the Operating NOW account, after checks to be signed tonight, will put a negative balance on the account by \$7,133.91. We have \$115,000.00 CD maturing in one month. He proposed moving \$17,000.00 over from that maturing CD, bringing the CD from \$115,000.00 to \$98,000.00. Roll the remaining \$98,000.00 into a new 1-month CD. The \$17,000.00 is to be moved into the NOW account, bringing the new balance up to \$9,866.09, which is consistent with our practice of keeping the balance close to \$10,000.00. We have a 6-month CD in the Reserve account that is maturing, for \$50,000.00. We have a 1-month CD maturing, for \$77,000.00. The \$50,000.00 6-month CD will be combined with the \$77,000.00, and rolled into a 1-month, \$127,000.00. This will be left to the future Treasurer and Board on how they want to break this up. The Grand Total Cash Position, as of the close of business today, would put Operating Cash at \$107,866.09. Reserve Cash is \$131,157.36. Grand Total Cash Position is \$239,023.45.

Jim entertained a motion to approve the Banking Transactions for the Next 30 Days, as stated by Treasurer Ron Papale.

MOTION: Bill Poppe moved to approve. Bob Nasenbeny seconded the motion.

DISCUSSION: None.

VOTE: Motion carried, 4-0.

B. Community Center Snow Removal Contract for 1999/2001

The current snow removal contract is with Western DuPage Services (WDS), which is the Association landscaper. The contract is priced on a per unit basis, with accumulation from 2 to 8, and over 8 inches. The proposed fees range from \$100.00 to \$200.00 per occurrence. There are charges for shoveling, blowing, etc. This is consistent with our previous agreement, and from discussions with other companies, the association is receiving a good buy.

Jim entertained a motion to approve the Western DuPage Services Snow Removal for the Clubhouse area Proposal as stated, dated August 25, 1999.

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

DISCUSSION: Nick asked whether the Board is accepting the items in the contract referring to shoveling and blowing of snow. MCP explained that these items would be extra. They are addendum and are to be initialed, and they would not have carte blanche to use salt, they will always have to

contact the Property Manager first. Nick asked if there is a plan for shoveling the walks at the school. Jim stated this has nothing to do with the school, it is only for the Community Center, the two parking lots and drive. The Oaks Group also pays 50% of the snow removal, with the cost share agreement in place between the Association and The Oaks Group.

VOTE: Motion carried, 4-0.

C. Web Site Hosting Proposal

Bob Nasenbeny reported that the internet web site the association is using to host its home page is currently a free site, but it has a lot of limitations. The development of the site has gotten so large and has so many features that the free site is not able to do a good job for the needs of the Association. As a result, he is recommending that the Association purchase a web site hosting service from an Internet service provider. He recommends that the Association purchase this service from Mindspring at \$30.00 per month.

Jim entertained a motion to approve the web site hosting proposal, as stated by Bob Nasenbeny.

MOTION: Nick Furibondo moved to approve. Bill Poppe seconded the motion.
DISCUSSION: Bill asked where the funds will come from. Ron Papale stated that it has not been specifically budgeted for this year, but going forward, Bob has recommended that we have a specific line item, such as Web Site. For the remainder of this year, the best place to list this expense will be Miscellaneous, then run an itemized list of exactly what is in there and be aware of it.

VOTE: Motion carried, 4-0.

Jim stated that this concludes the business portion of the meeting.

IX. ESTABLISH NEXT MEETING DATE OF OCTOBER 18, 1999

The next meeting of the Board of Directors will be Monday, October 18, 1999.

X. ADJOURNMENT OF BUSINESS MEETING

A 15-minute break was held before start of Annual Meeting.

Respectfully submitted,

Karen Berry
Recording Secretary

Kevin Suckow, Secretary
Oakhurst Community Association