

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 26, 2011

Oakhurst Pool Building

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, April 26, 2011 meeting of the Oakhurst Community Association (OCA) Board of Directors was called to order at 7:03 P.M. by President Jonathan Lack at the Oakhurst Pool Center. A quorum of the Board was present. The following Board Members were in attendance:

Absent	Present	Board Member	Board Title
	X	Jonathan Lack	President
	X	Doug Gienger	Secretary
	X	Claudia Schmidt	Director
	X	Connie Gallagher	Vice President
	X	Phil Hansen	Director
X		Jeff Rutan	Treasurer
	X	Bill Bernard	Director
	X	Mike Baum	Baum Property
X		Rhonda Sitterly	Baum Property

Guests:

The Neighborhood Representatives in attendance are marked with an X:

ASHBROOK

Marilyn Hollis
Doug Lucas

MAYFAIR

Bill Poppe X
Joe Babcock

ASPEN

Sue Ellen Gerchman
Charlotte
Dockstader

STANFIELD

Lewis Bullock X
Open position
Open position

AUTUMN MEADOWS

Jeffrey Zale
Jim Valastro X

SUMMERFIELD

Debbie Beaty X
Debbie Basak
Bill Bernard

BRECKENRIDGE

Lynn Minnis
Bill Chinetti

THE WOODS

Duane Pifko
Open Position

CARRIAGE ESTATES

Karyn Mrozek
Barb Garitty
Open Position

WILD MEADOWS

Steve Bosco X
Abha Dey

INVERNESS

Rick Mervine X
Robin Church
Linda Grula

Multi-Family Neighborhoods

AUTUMN LAKES CONDO ASSOC.
Connie Gallagher X

COUNTRY HOMES
Janet Begeman X
Judy George

HEATHER GLEN
Jeff Rutan X

THE TOWNES OF OAKHURST HOA
Jo Fredell Higgins
Neil DuBry

THE TOWNES OF OAKHURST CONDO ASSOC
Tammy Hatcher

HUNTERS GLEN APARTMENTS
Bob Gleason

ABINGTON WOODS
Open

X - present

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

Janet Begeman inquired about landscape responsibilities for the berm near Country Homes.

Debbie Beaty asked about the landscaping near the pedestrian bridge. This area is scheduled to be redone this year.

Louis Bullock asked for an explanation of what owners dues are used for.

Debbie Beaty asked about unsold/vacant homes with unmaintained lawns - these should be reported to the city.

III. RESIDENT'S FORUM

None.

IV. APPROVAL OF October 26, 2010 MEETING MINUTES

A motion to approve the January 25, 2011 minutes:

Motion: Phil Hansen
Second: Connie Gallagher

V. TREASURER'S REPORT

In Jeff Rutan's place, Mike Baum gave the report: \$324,481.92 in operating as of 3/31/11 and \$144,637.49 in reserves for total assets of \$471,218.11. A brief question/answer period followed.

VI. COMMITTEE REPORTS

A. Recreation - Jonathan Lack

None

B. Modifications - Bill Poppe

Five open mods and one rejected for painting without permission.

C. Traffic - Rick Mervine

D. Landscape - Claudia Schmidt

County Wide Landscaping has performed cleanup and is doing much better. Entrances were mulched, crab and evergreens were sprayed for bugs.

VII. MANAGEMENT REPORT - Mike Baum

A. RECREATIONAL/COMMON AREAS

1. Accident on Eola on 3/26/11 Bill Chinetti submitted an appraisal and County Wide submitted damages proposal; submitted to insurance company for an amount of \$3980.00 (copy attached).
2. Irrigation contract with Rainmakers this year. Less than pleased with CTU in 2010 and Rainmakers price was approximately \$15 per intersection more than CTU so the price was very close. They have already begun opening and testing the system and will advise of any needed repairs.
3. The pond maintenance will be done by McCloud -- a two year contract was signed last year.
4. The restrooms have been opened The men's room toilet was replaced.
5. New windscreens were ordered for the tennis courts.
6. All No Trespassing sign posts were replaced (17 total) to heavy duty posts Four Spanish translated signs were installed and a new sign at the T in the park

B. COLLECTIONS/DELINQUENCY REPORT

A delinquency aged report is attached All owners owing two years were sent a 7-day letter on April 13 A total of \$11,956.00 has been collected in the eight days Within the next two weeks any owners owing two years will be sent to the attorney. Owners delinquent one year will receive a 7-day letter next.

C. MISC.

Hunter's Glen status: The Hunter's Glen agreement is attached. Waiting for the board to approve. Hunter's Glen agrees to mow/edge/maintain and understands that they must get approval to add/remove plantings and would also like the option to request same from Oakhurst. Board approved.

VIII. NEW BUSINESS

A. Landscape Lighting - Elkins Electric has been chosen as the vendor to install new landscape lighting at the monument walls. Motion to approve proposal by Connie Gallagher and seconded by Bill Bernard.

IX. OLD BUSINESS

Covered in the management report.

X. MOTION to Adjourn

Motion to adjourn at 8:05 PM

MOTION: Connie Gallagher

SECOND: Bill Bernard

Vote: 6-0