

**OAKHURST COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 26, 2011
OAKHURST POOL BUILDING**

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, July 26, 2011 meeting of the Oakhurst Community Association (OCA) was called to order at 7:02 P.M. by Vice President, Connie Gallagher 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	Tina Straits	Baum Property

Guests:

The Neighborhood Representatives in attendance were:

Steve Bosco – Wild Meadows
 Bill Poppe – Mayfair
 Jim Valastro - Autumn Meadows
 Lewis Bullock – Stanfield
 Barbara Garrity – Carriage Estates
 Robin Church – Inverness
 Marilyn Hollis – Ashbrook
 Rick Mervine – Inverness

Multi Family Neighborhoods
 Connie Gallagher – Autumn Lakes Condo Association
 Jeff Rutan – Heather Glen

II. NEIGHBORHOOD REPRESENTATIVE FORUM (OPENING COMMENTS)

Mr. Poppe noted that many Ash trees are dying. He stated that not all should be replaced where the landscape is crowded. Discussion followed regarding parkway Ash trees.

Discussion took place regarding the parking of boats, trailers and RV's.

Discussion took place regarding the boulders on the South Oakhurst median.

II. RESIDENT'S FORUM

None.

IV. APPROVAL OF APRIL 26, 2001 MINUTES

A motion to approve the April 26, 2011 minutes:

Motion: Jeff Rutan

Second: Claudia Schmidt

V. TREASURER'S REPORT

Jeff Rutan reported that as of the end of June 2011 there was \$232,138.75 in the operating account and \$145,411.77 in the reserve account for total assets of \$377,550.52. Jeff Rutan stated that he will be resigning due to a job transfer. Jeff Rutan said that he could help put together the budget for September until he moves to Texas.

VI. COMMITTEE REPORTS

A. RECREATION – JONATHAN LACK

None

B. MODIFICATIONS – BILL POPPE

19 modifications. Three open and 2 just in. 6 modifications are closed and 10 are awaiting closure.

C. TRAFFICE – RICK MERVINE

Kautz and Montgomery roads are getting a light. There is a turn lane at Montgomery road. The windmill should be turned on any day. The sidewalk North along Kautz is to be widened. Waubensee Lake Park is underway. The bike path portion is done. Traffic is calming down in the ward with a 10-15% reduction in speed. All major resurfacing is done. Discussed Ash trees. Clean up from the storm took 4 days.

D. LANDSCAPE – CLAUDIA SCHMIDT

The grass is not growing quickly due to heat. County Wide will prune trees and bushes instead. The entrances are looking good.

VII. MANAGEMENT REPORT – TINA STRAITS

A. RECREATION/Common Areas

1. Accident on McCoy and Vaughn Roads on 6/12/11. Bill Chinetti submitted an appraisal and County Wide submitted damage and replacement proposals. A claim in the amount of \$2720.00 was submitted to Farmers Insurance under #101891641-1-4.
2. A recent storm left downed trees and branches. The City of Aurora was contacted for parkway cleanup. County Wide cleaning up common area.
3. The playground was vandalized. Elanar Construction was contacted. An inspection was done of all equipment.
4. It was noted that brick and wood on the monuments are deteriorating. Quotes to be

requested.

5. Rainmakers has been contacted regarding sprinklers coming on at the wrong time of the day.
6. The landscape lighting is underway and will be complete with the installation of the final lights

B. COLLECTIONS/DELINQUENCY REPORT

A delinquency report is attached. Delinquencies stood at \$87,402.20 on April 12th and at \$46,829.99 as of July 22

VIII. NEW BUSINESS

The new property manager is Tina Straits. Jeff Rutan is moving to Texas will need someone to fill his term. A call was made for volunteers.

IX. OLD BUSINESS

Mark Elkins reported that lighting was replaced at 10 major monuments. The lights on the walls have a wonderful impact. The new LED lights will save on electric. There were some defective lights received. They will be replaced under warranty. Someone has been hitting golfballs from somewhere by Starbucks. The wiring in conduit should result in less damage.

X. MOTION TO ADJOURN

Motion to adjourn at 7:56 P.M.

Motion: Jeff Rutan

Second: Claudia Schmidt