

**OAKHURST COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
October 25, 2011
OAKHURST POOL BUILDING**

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, October 25, 2011 meeting of the Oakhurst Community Association (OCA) was called to order at 7:04 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	Bill Bernard	Director
	X	Barbara Chappell	Director
	X	Mike Baum	Baum Property
	X	Tina Straits	Baum Property

Guests:

The Neighborhood Representatives in attendance were:

Bill Poppe – Mayfair
Marilyn Hollis – Ashbrook
Rick Mervine – Inverness
Charlotte Dockstader – Aspen
Debbie Beaty – Summerfield
Linda Gula – Inverness
Lewis Bullock – Stanfield
Joe Babcock - Mayfair

Multi Family Neighborhoods
Connie Gallagher – Autumn Lakes Condo Association

II. NEIGHBORHOOD REPRESENTATIVE FORUM (OPENING COMMENTS)

Marilyn Hollis asked about the snow removal plan for the bridge by the school. The area is zero tolerance for snow. The landscape contractor clears the bridge and along both sides of McCoy to Cheshire and Breckenridge. Bill Poppe thanked the BOD for the volunteer dinner and noted that there are some bricks loose on the monument. Discussion took place regarding neighborhood signs. The bushes by the Stanfield sign should not be trimmed this year. Lewis Bullock brought up concerns about berm mowing and leaf removal. He also was concerned about irrigation heads. Claudia Schmidt advised that residents should call such concerns in to the management company.

II. RESIDENT'S FORUM

None.

IV. APPROVAL OF SEPTEMBER 27, 2011 MINUTES

A motion to approve the September 27, 2011 minutes:

Motion: Bill Bernard

Second: Claudia Schmidt

Vote: 6-0

V. TREASURER'S REPORT

None.

VI. COMMITTEE REPORTS

A. RECREATION – JONATHAN LACK

None

B. MODIFICATIONS – BILL POPPE

Bill Poppe reported that one just came in. All modifications will be closed by the end of the year

C. TRAFFICE – RICK MERVINE

None

D. LANDSCAPE – CLAUDIA SCHMIDT

None.

VII. MANAGEMENT REPORT – TINA STRAITS

A. RECREATION/Common Areas

- 1 Steck School, Fox Valley Park District and the City of Aurora have all been contacted regarding the repair of the blacktop by the bridge. There is some confusion regarding who is responsible for this area
- 2 A call has been put in to the property manager of Dominicks regarding the berm landscaping.

B. COLLECTIONS/DELINQUENCY REPORT

No report.

VIII. NEW BUSINESS

Discussion took place regarding the proposed budget. Mr. Bullock expressed concern about what is covered by assessments. Jonathan Lack addressed what is covered.

Motion to approve 2012 Budget.
Motion: Connie Gallagher
Second: Bill Bernard
Vote: 6-0

IX. OLD BUSINESS

Covered in management report.

X. MOTION TO ADJOURN

Motion to adjourn at 7:40 P.M.

Motion: Doug Gienger
Second: Claudia Schmidt
Vote: 6-0