

Oakwood Homeowner's Association

Board Meeting Minutes Wednesday, September 10, 2003 Park Federal Bank

CALL TO ORDER

Meeting called to order at 7:35 pm by Pres. Gregg Pill (GP). Directors Claudia Kerbel (CK), Larry Stephan (LS) and David Vogt were also in attendance. OHA member Jerry Harlow was in attendance.

MINUTES

- Minutes of 8/6/03 board meeting were approved. Proposed by DV, 2nd by CK, passed unanimously.

BOARD AND OFFICER REPORTS

- Vice President CK reported that the newsletter has been delayed, but that she was in the process of recruiting a new publisher (Glenn a new OHA member). GP to provide CK with any articles he may have for the next issue. CK to contact Karen Schabel for an article. DV is preparing an article on leaf dumping and the "Yellow Ribbons of Oakwood".
- Secretary LS reported on the new insurance coverage for General Liability and Director's E&O policies. We have a new carrier this year. Rates are a little higher and coverages are identical to prior year. Our prior carrier dropped all E&O coverage this year so we had to find a new carrier.
- LS distributed comments from our attorney on his review of the CC&R and Bylaw changes. Jack Hubeny's comments were reviewed and discussed by Board members. LS stated that he would set up a meeting with the CC&R's committee to try to conclude this matter so that it could be sent to the OHA membership for ratification.
- Treasurer DV reported that 9 Homeowners will have liens filed on their homes as they are more than three years past due in paying their annual assessment. All \$10 delinquency fees were reversed to clean up the A/R report. It was determined that they were assessed in error. DV distributed a 9/10/03 balance sheet and income statement as well as the current accounts receivable report.

COMMITTEE REPORTS

- **Lake Committee** – None
- **Landscaping Committee** – DV provided a printed report that included updates on the 35th street irrigation system, the 35th Street electrical work, the 35th Street landscaping, and the Ogden Avenue electrical repairs. (see attached)

OLD BUSINESS

- **Ogden Avenue Sidewalk** - GP reported that Mayor Rahn informed him they were awaiting one last easement agreement to be returned from a new homeowner.
- **CC&R's** – see discussion above under Officer Reports.
- **New Directors** – GP made a motion to appoint Jerry Harlow to the OHA Board of Directors for the remainder of the Bill Niles term which is to expire at the annual meeting in 2004. Motion was seconded by CK and passed unanimously.

NEW BUSINESS

- **2004 Budget** – CK is to review the financial statements and prepare budget comments for 2004. GP will contact the lake maintenance committee for their 2004 budget.

NEXT MEETING

- Will be held on Wednesday October 1, 2003 at 7:30 pm at Park Federal Bank.

ADJOURNMENT

- Motion to adjourn was made by DV at 9:00 PM and seconded by LS. Motion passed unanimously.