

Oakwood Homeowner's Association

Wednesday, March 3, 2004

Board Meeting Minutes

Park Federal Bank

CALL TO ORDER

Meeting called to order at 7:05 pm by Pres. Claudia Kerbel (CK). Directors Gregg Pill (GP), Larry Stephan (LS), Jerry Harlow (JH) and David Vogt (DV) were in attendance.

MINUTES

- Minutes of 2/5/04 meeting were corrected as requested by JH. New copies will be distributed by LS. Proposed by CK, 2nd by GP, passed unanimously.

BOARD AND OFFICER REPORTS

- CK reported that GP will not run for reelection to the Board. We discussed a potential board member, but decided he did not have enough time to commit. GP suggested two other candidates that he will contact to see if they are interested. An announcement will be made in the Oakleaf and on the website.
- JH reported that 32 of the 49 past due accounts have been resolved. JH to check on the returned check from Muellermist for treatment in the year end audit report. February, 2004 financial statements were distributed and reviewed.
- LS reported that our attorney Jack Hubeny did prepare a preamble for the CC&R's, but it was not what the board had in mind. LS agreed to write a preamble in non-legalize and distribute to all board members.

COMMITTEE REPORTS

- **Lake Committee** – LS distributed letter from Ken Brennan. DV to prepare response.
- **Landscaping Committee** – DV reported that he would get landscape designs and bids for the 25th street entrance later this week. The 35th street sod work needs to be completed. DV to check with the village to see if they will replace.

OLD BUSINESS

- **Ogden Avenue Sidewalk** - CK reported that the fence is approved and expected to be completed by July at the latest.
- **CC&R's** – see comments above under LS report.
- **Web Site Project** – this project is completed according to JH. There have been 40-55 visits per day to our website.
- **Common Areas Survey** – Board discussed the survey issue and GP moved that we accept the low bid. This was 2nd by JH and approved unanimously.
- **Advertising Initiative** – JH reported a very poor response to his first mailing to 100 advertisers. Only 2 adds resulted, but JH will continue to pursue.

NEW BUSINESS

- **Oak Leaf** – CK reported that the next issue of the Oak Leaf will be distributed this month.
- **Annual Meeting** – Meeting set for April 26, 2004 at 7 pm at the Junior High School. CK to prepare power point presentation. JH, CK and GP are up for reelection.

NEXT MEETING

- Will be held on Wednesday April 7, 2004 at 7 pm at Park Federal Bank.

ADJOURNMENT

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

