

**Oakwood Homeowner's Association**  
**Thursday, June 3rd, 2004**  
**Board Meeting Minutes**  
**Park Federal Bank**

**CALL TO ORDER**

Meeting called to order at 7:10 pm by Pres. Claudia Kerbel (CK). Jerry Harlow (JH) and David Vogt (DV) were in attendance. Sean Ladiou (SL) and Larry Stephan (LS) were absent as planned. DV recorded minutes in the absence of LS.

**MINUTES**

Approval of the minutes from the 5/6/04 meeting was deferred by CK.

**BOARD AND OFFICER REPORTS**

1. CK will begin working on the beach improvement project.
2. DV discussed the CC&R and By-Laws special meeting that was held on 5/26/04.
  - a. CK will make the changes passed on 5/26/04 and create the final documents.
  - b. JH will post final documents on the OHA website.
  - c. Board is to discuss at it's next meeting the method of distribution to the membership whether it be via the website, Oakleaf, or U.S. mail.
3. JH discussed the financials.
  - a. Invoices were mailed by 5/31/04 and over 70 payments were already received.
  - b. Directory forms are also being received with the annual invoice payments.

**COMMITTEE REPORTS**

1. Landscape Committee
  - a. DV addressed the concern regarding the water being a little high in the lake due to rain and a little algae on the lake outlet.
  - b. DV will follow up on the beach lamppost wiring that was broken due to the village planting a tree in the parkway.
  - c. CK reported that the 35<sup>th</sup> St. entrance improvement project is to begin on 6/7/04 and be completed by 6/15/04. JH paid 25% deposit.
  - d. DV reported that the grass seed planted at the 35<sup>th</sup> entrance was growing well.
  - e. DV reported that he planted the marigolds in the monument at the Ogden entrance.
  - f. DV reported that Rainmakers repaired (requested by DV) a leak in sprinkler system located in the center monument at the Ogden entrance. Rainmakers also replaced a couple broken sprinkler heads (repairs were requested by DV).
  - g. DV made copies of plats from Ken Brennan and will return Ken's plats to him.
  - h. JH discussed concern over performance of TruGreen landscaping. JH recommended that the board consider reviewing performance of TruGreen going forward.

**OLD BUSINESS**

1. Ogden Avenue Sidewalk
  - a. CK reported that Steve May from the village stated that the project is going forward. The start date has not yet been set but Steve May will let us know when the start date is determined.
2. Common Areas Survey
  - a. DV discussed that it is still not known where the northern property line of the eastern shoreline is due to the uncertainty of who owns Outlot 2. The board presumes the homeowner owns Outlot 2. DV will find out how much it will cost to have a title search done on Outlot 2 to determine who owns it.
3. CC&Rs and By-Laws
  - a. JH reminded the board that the updated CC&Rs must be recorded with the DuPage County Recorder's office.

**NEW BUSINESS**

**Oakleaf**

1. JH reported that the June Oakleaf will be dropped off at Gregg Pill's home and that his kids will distribute it.
2. CK discussed the next Oakleaf.
  - a. The due date for articles is 8/1/04.
  - b. The distribution date will be 9/1/04.
3. JH discussed Darlene Garay's interest in having her son be the Oakleaf editor. CK, DV, and JH agreed that the production of the Oakleaf should continue to be done by Becky Harlow. CK will contact Darlene and determine the qualifications of her son and report back to the board for future consideration.
4. CK recommended the following articles for the 9/1/04 Oakleaf:
  - a. Recently approved CC&R and By-Laws
  - b. Picnic flyer to emphasize why the picnic is later in the year. Vacation is over, kids are back to school, etc.
  - c. Halloween flyer/article
  - d. Leaf dumping article

**NEXT MEETING**

CK, JH, and DV discussed not having a meeting in July and instead having the next board meeting in August. CK will send an email to the board discussing this.

**ADJOURNMENT**

Motion to adjourn was made by DV and seconded by JH at 8:35pm. Motion passed unanimously.