

# **Oakwood Homeowner's Association**

**April 18, 2005**

## **ANNUAL MEETING**

**Westmont Junior High School Auditorium**

### **CALL TO ORDER**

Meeting called to order at 7:30 pm by President Claudia Kerbel. Directors Sean LaDieu (Vice President), Larry Stephan (Secretary), Jerry Harlow (Treasurer) and Roger Westman were in attendance. It was determined that a quorum of the membership was in attendance and the meeting proceeded.

### **MINUTES**

Alice Kautsky waived the reading of the 2004 minutes; 2<sup>nd</sup> by Joan Boscia; passed unanimously. By voice vote the membership unanimously approved the minutes of the 2004 Annual Meeting.

### **ELECTION OF DIRECTORS**

President Kerbel introduced herself as president of the OHA and introduced the current Board of Directors. She then gave a brief summary of the election process and introduced the candidates:

1. Amelia nominated Roger Westman; Gregg Pill 2<sup>nd</sup>
2. Nancy Westman nominated Teresa Marbach with a 2<sup>nd</sup> by Ken Brennan
3. Larry Stephan was nominated by Jim Long and 2<sup>nd</sup> by Jack Hubeny

Each of the candidates gave a brief presentation on the reasons for their interest in joining the OHA Board. The membership vote was taken and all three candidates were elected to two-year terms. Election results were as follow:

- Roger Westman 55 votes
- Teresa Marbach 54 votes
- Larry Stephan 54 votes

### **GUEST SPEAKER – MR. FRED KIMBLE**

President Kerbel introduced our guest speaker for the evening, Mr. Fred Kimble, the Economic Development Director for the Village of Westmont. Mr. Kimble, ex-mayor of Galesburg, Illinois, was hired by the village in December, 2003. Mr Kimble gave a comprehensive review of the current development status for the village and described the village's three point economic strategy:

1. Eliminate the need for special assessments by focusing on business expansion and sales tax revenues
2. Expand downtown and encourage residential additions to support businesses and restaurants
3. Identify and locate tenants for the new business development district located at 63<sup>rd</sup> and Cass

Mr. Kimble identified the "World-Class" auto dealerships as a major benefit to the village as they generated \$4.9 million in sales taxes.

### **PRESIDENT'S REMARKS**

President Kerbel introduced herself as the President of the OHA; a position she has held for the past eighteen months. She presented an overview of the rest of the annual meeting in a Power Point demonstration highlighting the association's accomplishments over the past year noting the completion of the Ogden Avenue fence/sidewalk project as well as the North Entrance refurbishment. She highlighted the theme for this meeting as "Getting Involved in Oakwood" while emphasizing the need for membership participation in 2005. She also recognized past directors Gregg Pill and Dave Vogt by awarding them with plaques in appreciation for their service to the members.

## **TREASURER'S REPORT**

Treasurer Jerry Harlow reviewed the 2004 audit report received from our public accounting firm, Accounting and Business Concepts, Inc. – Ms. P. Niles, CPA. The report indicated that the OHA financial statements fairly present the OHA financial position at 12/31/04. Jerry reported that the OHA had \$131,000 in assets (primarily cash invested in CD's and Money Market accounts) and gave an excellent report on the progress made in collecting outstanding assessments. A detailed comparison was presented comparing the 2005 Budget to the actual 2004 expenses and it was determined that dues would remain at an annual rate of \$105. Jerry concluded with a report on the establishment of written Operating Procedures and Financial Controls adopted during 2004.

## **COMMITTEE REPORTS**

**Lake Committee** – Ken Brennan (chairman) gave a presentation on the LMC responsibilities and activities. Announced that their annual cleanup activity will be held on May 14<sup>th</sup> with new plantings throughout the week following 5/14. Ken asked for any interested volunteers to join in the fun.

**Landscape Committee** – Vice President and Chairman Sean LaDieu reviewed the accomplishments during 2004 that were focused on the installation of the new sprinklers, electrical outlets and landscaping for the North Entrance. Sean indicated that they would focus in 2005 on the issue of beach restoration and maintenance issues at Westman Beach.

**Communications** – Jerry Harlow highlighted our theme for this meeting, “Getting Involved with Oakwood” and cited the following as ways to communicate with other members or directors:

- Annual Meeting
- The Oak Leaf (our quarterly newsletter)
- The Oakwood Directory (new update distributed in 2004)
- The Oakwood Website – OHA@oakwoodha.org
- Participating in Events and Joining Committees

**Social Committee** – Newly elected Director and Chairperson Ms. Teresa Marbach spoke on her desire to develop a thriving social community and cited the following social events for 2005:

- Moms & Tots Club
- Halloween Party
- Christmas Party
- Fall Family Picnic & Barbecue
- Easter Egg Hunt
- Golf Outing

Ms. Marbach also stressed the need for assistance and involvement to assure their success.

## **MEMBERS FORUM**

Various members whose property was involved in the Ogden Avenue fence/sidewalk program voiced concerns that the landscaping was poorly designed and/or installed and that erosion problems were imminent. President Kerbel discussed contacting the village with our concerns and said she would initiate contact with the village to see if there are any future plans for this area.

## **ADJOURNMENT**

Motion to adjourn was made by Mr. Gregg Pill at 9:15pm; 2nd by Mr. Don Heit. Motion passed unanimously.