



Board of Directors Meeting Minutes September 6, 2007

In attendance:

Matt Johnson
Jerry Harlow
Tadas Birutis
Jayne Scroger
Jan Girolamo
Ken Brennan
Theresa Marbach
Bob Nutter

The meeting was called to order at 7:02 P.M. A quorum was present.

The minutes of the August Board meeting were approved unanimously.

The next meeting date will be Thursday, October 4th, 2007.

Members Forum

One of the members of the Homeowner's Association, Bob Nutter attended the meeting to discuss the border between his property and the Beach. Bob owns the home to the east of the beach. The fence along the east side of the beach is in disrepair and needs attention. As the homeowner whose land is adjacent to the fence and beach, Bob is interested in the future plans. Through some misunderstanding of the actual property line, some of Bob's landscaping lies on the Homeowner's Property and Bob has been maintaining the plantings at his own expense. Jayne Scroger brought the land Platte from 2004 showing the property lines to clarify where the Homeowner's Association property line exists. The options for handling the fence and border were outlined as follows:

- Replace the fence with one that stretches the entire length of the area.
- Sell the property between the Nutter's property line and the fence to the Nutter's.
- The Homeowner's Association can take over maintenance of the plantings on the property in question. This would require access to the Nutter's property.
- The Nutter's can rent the land from the Homeowner's Association.
- A legal agreement in the form of a letter could be drawn up allowing the Nutter's use of the land for the length of time they own the home.

It was determined that it was not necessary for the fence to span the entire length of the property because the plantings provide a demarcation of the area for much of the span. Selling the property would be a decision of the collective group of homeowners and would require votes from two thirds of the homeowners. Because of the challenges of determining the cost of the land and getting the proper number of votes, it was decided that this option would not be pursued at this time. The decision was made to draft a letter allowing the Nutter's use of the land while they are the owners of the adjacent property. The letter will be reviewed at the next Board meeting.

Treasurer's Report

Jerry Harlow provided a Treasurer's Report. The Homeowner's Association has \$147,000 in the bank. There are unpaid dues totaling \$8,000. Thirty-four homeowners have not paid dues. Nine homeowners



Homeowners Association

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have not paid dues for multiple years and liens have been placed on their property. Nine homeowners have paid their outstanding dues but have not included the late fee. It was mentioned that when a home goes into foreclosure, the Homeowner's Association will not be able to collect on the lien.

To date, expenses have been \$44,500 which matches the budgeted expenses as of the end of August. The Lake Committee is currently over budget due to the cost of the sediment study. The Landscape Committee is currently under budget but there are some bills outstanding. The Website budget for this year has not had any expenditures thus far. The Social Committee is over budget by \$1,500..

Jerry reported on the status of the dues collection. Forty eight homeowners have unpaid dues. Nine homes have liens. Three of the homeowners submitted payments late but did not including late fees. Jerry will send those homeowners one more invoice for the late fees prior to yearend. A lien on one of the homes was removed this month.

Jerry made the following recommendations regarding the preparation for the 2008 budget. The October meeting will be used as a planning meeting. Budgets should be submitted to Jerry by the 9th of November. Jerry will then merge them and email them out prior to the December meeting. Once the budget is approved in December, dues for the following year will be determined.

President's Report

The derelict properties in the neighborhood were discussed. The board continues to work with the Village to address the condition of some of the properties that are currently uninhabited.

Vice President's Report

The Vice President's report was bypassed due to Roger Westman's absence.

Committee Reports

Landscape Committee

The activities of the Landscape Committee are going well. The Committee meeting has been scheduled for Saturday, October 6th at 9:00 A.M. The wreaths that are hung at the entrances need to be redecorated. Jayne will be asking for volunteers to help with the decorations.

Communication

Jerry Harlow reported that the Oak Leaf was delivered on schedule. The next issue will be delivered on December 1st, 2007. November 1st is the deadline for submitting articles. It was suggested that there be an ongoing article on nature including the wildlife and ecosystem of the community.

Technical

Two people are interested in participating on this committee. There was some discussion regarding damage to the signs at the beach and other vandalism. The option of setting up cameras to monitor activity in common areas was discussed. The viability of installing cameras will be explored further.

Social Committee

The next social event will be the Oakwood Homeowner's Annual Picnic scheduled for September 23rd.



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Jerry has offered to do the shopping for the food. Matt will give Jerry the food list. A juggler will be the entertainment for the afternoon.

Theresa Marbach announced that the date for the Halloween and Christmas parties has been set. The Halloween party will be on October 25th and the Christmas party will be on the 6th of December. Flyers will be distributed for the Halloween party and the Christmas Party will be advertised in the Oak Leaf.

Moms and tots is going well.

Theresa indicated that two people from the community took her up on her offer to supply them with complaint bracelets.

A young lady from the development who offered to take pictures for a fee in the future suggested a price of \$75.00. It was uncertain whether she meant \$75.00 per event or \$75.00 for the three remaining events for 2008. The Board agreed that the expenditure was approved if the \$75.00 covered all three events.

Lake Management

Ken Brennan reported that a representative from Dupage County contacted him regarding shoreline stabilization. Several years ago, the Homeowner's Association received a grant to implement changes to stabilize the shoreline. The Tribune is working on an article on re-stabilization. Ken asked the Board if there were any objections to allowing the Tribune to write about our experiences. The Board agreed to participate in the research for the article.

The Lake Committee is in the process of planning for the 2008 budget. Stocking the lake with fish and algae treatments are likely to be on the budget.

The Lake Management Committee has another work project coming up the Saturday before brush pick up. One homeowner has suggested that a trash can be added to the path along the eastern shoreline. The Landscapers would be responsible for emptying the can.

Ken will be sending an email to the Village questioning the current capacity of the lake and asking for some guidelines on the appropriate level.

Old Business

There were no topics discussed. One topic that will be discussed continually is the determination of when the Homeowner's Association should get involved with community concerns and when they should not.

New Business

There was no new business introduced.



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It was noted that the December meeting date conflicted with the Christmas party. For that reason, the December Board meeting will be on December 13th.

The meeting was adjourned at 8:35 P.M.