



Board of Directors Meeting Minutes

January 10, 2008

In attendance:

Matt Johnson
Jerry Harlow
Jan Girolamo
Ken Brennan
Theresa Marbach
Roger Westman
Tadas Birutis

The meeting was called to order at 7:05 P.M. A quorum was present.

The minutes of the December Board meeting were reviewed and approved.

The next meeting date will be Thursday, February 7th, 2008.

Members Forum

As the costs of maintaining the common grounds in the development rise, so will the dues the homeowners will be asked to pay. The non payment of dues by individual homeowners places an unnecessary burden on the homeowners who pay their dues promptly. It was suggested that addressing the nonpayment of dues is one way to lower the impact of rising costs. At present, the Homeowners Association currently places liens on the property of homeowners who do not pay their dues. Homeowners often ignore the lien until the house is sold. Depending on the circumstances of the sale, the Homeowner's Association may or may not eventually receive the funds.

It was suggested that the current procedures for collecting delinquent dues be reviewed and alternatives be pursued. Two other options for attempting to collect delinquent dues were identified; turn the collection of dues over to a collection agency or to sue the Homeowner for the dues. The pros and cons of each alternative were discussed. No conclusions were reached. The process of issuing liens will remain in place.

Treasurer's Report

Jerry Harlow provided a Treasurer's Report. 2007 expenses were on budget. The expenses were \$12,000 higher than revenue due to the aeration project. \$9,000 of that expenditure was pulled from reserves and \$3,000 was covered by the interest paid on the bank accounts.

Insurance carriers needed to be changed this year without much prior notice. The cost for the new coverage may exceed what has been budgeted for 2008. The increase in dues will partially offset this additional expense. In order to manage expenses effectively, the insurance coverage will be reviewed in detail and alternate providers will be evaluated in 2008. Tadas Birutis offered to lead that effort.

The dues for 2008 will be \$108.00 per property. Given the steady rise in costs, it is possible that dues will be raised again in 2009. That decision will be made at the end of 2008 while developing the budget for 2009.



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One homeowner paid delinquent dues since the December Board Meeting. 2007 dues for three homes remain outstanding. The dues for one home that went into foreclosure will be written off.

The Auditor is reviewing the books. The result of the audit will be published in the March issue of the Oak Leaf.

Some of the funds in the treasury of the Homeowner's Association are held in a Certificate of Deposit. The Certificate rolled over into a 25 month term at an interest rate of 5%.

President's Report

No visitors were present. The date of the next Board Meeting was discussed and approved. The next Board Meeting is scheduled for Thursday, February 7th, 2008

Vice President's Report

Roger Westman reported on his research regarding the posting of signs advertising OHA events. The Westmont policy for the posting of signs was distributed to the meeting attendees. Permits are required for the posting of signs. A refundable bond of \$50 is required. The permit allows signs to be posted for 60 days. Roger will be researching the policy further to determine if a permit is required for each event or if one permit would cover a full year of events. There are approximately 10 events held each year.

Speakers for the Annual Meeting need to be secured. Two of the village trustees live in the Oakwood community; Bob Scott and Nancy Martens. It was suggested that either or both of them be asked to speak at the meeting. Roger suggested that the OHA Board should provide the speakers with a topic for their presentation. Presentations should be limited to 7 minutes per speaker with time allowed for questions. The list of potential speakers should be finalized at the February Board Meeting.

Committee Reports

Landscape Committee

Jayne Scroger was unable to attend the meeting. It was observed that the landscaping service employed by the OHA cuts the grass on part of the village's property. A question was posed whether or not the OHA could save money on the service if the village took ownership of the maintenance.

Communication

Jerry Harlow distributed a list of articles that are needed for the Oak Leaf. The articles will be due February 10th but Jerry would prefer to get them by the 1st of February. Becky Harlow will continue to format the newsletter.

Suggested topics included an article by Tadas Birutis titled "Nature of Oakwood", an article on boat management on the lake, an article regarding the clean up day and Theresa Marbach suggested a contest asking people to submit creative expressions of what the community means to the residents.

Technical



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Matt Johnson has spoken to the other member of the technical committee who is interested in taking over the maintenance of the website. Matt will submit another article to the Oak Leaf to generate interest in this committee..

Social Committee

Theresa Marbach reported that all of the prizes for next year's events have been purchased. She is looking for new entertainers for 2008.

The gazebo at Ty Warner Park will be reserved for September 27, 2008 for the annual picnic. The Easter Egg Hunt will be scheduled for the 15th or 16th of March. Theresa will work with Roger to schedule the Halloween Party and the end of year Holiday party. She will secure a date for the Fishing Derby from Brad Alexander.

Until the policy for posting signs is further explored, there will be two signs advertising upcoming events.

Lake Management

Tadas Birutis reported that he discovered a fissure in the beach inlet on the east end of Westman Beach. The village was called. Joe Barrat indicated that the correction of the problem would be addressed by Thanksgiving. To date nothing has been done to correct the problem. It was suggested that Steve May be contacted. If Steve is not responsive, the two village trustees that live in Oakwood can be contacted. A precedence has been set in the past that the village is responsible for the repair.

Ken Brennan reported that the path on the Eastern Shoreline will be extended this year. The land will be graded to a 90° angle at the emerging area to even it out. Ken indicated the committee is maintaining a spreadsheet of Best Management Practices for the Lake. There was some discussion surrounding the clean up of trash in and around the lake. It is the OHAs responsibility to keep the area clean. Discarded live Christmas trees have been gathered awaiting a freeze on the lake. The trees will be pulled out onto the ice once the lake has a hard freeze. Twelve trees were collected.

Fish will be added to the lake at the most appropriate time. Last year, the OHA paid for geese control. The question was raised, was it effective. The consensus of opinion was that it had a positive effect.

Ken indicated that particular plantings have a beneficial affect on the health of the lake. It was suggested that supplying the homeowners who live on the lake a list of plantings may help the homeowner make landscaping decisions and also benefit the lake. It was agreed that an article outlining actions the lake homeowners can take to help maintain the lake should appear in the Oak Leaf. It was suggested that an article be included indicating what is planted in the common areas and when it will bloom. It was also suggested that people be reminded to secure their patio furniture during windy weather to prevent it from falling into the lake.



Homeowners Association

Oakwoodha.org

A Not For Profit Corporation

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Old Business

Matt Johnson has not had time to meet with the Nutters regarding the letter granting them use of the OHA land while they are in residence. He will bring the letter to them for their signature.

The placement of signs was discussed during the Vice Presidents report.

New Business

It is time to begin planning for the Annual Meeting. The Junior High School needs to be reserved in January. Speakers must be scheduled and the venue for the meeting should be discussed at the February meeting. It was suggested that one of the topics covered should address when OHA should get involved in community issues. The membership in attendance should be offered the opportunity to make suggestions.

There was good attendance at last year's Annual Meeting. The membership should be encouraged to attend this year as well. It was suggested that the prizes and raffles held last year were a means of drawing members to the meeting.

There are three positions on the Board open for election in 2008; President, Treasurer, and Landscape Chairperson. An article will appear in the newsletter asking if any homeowners are interested in participating on committees or taking Board positions.

As a reminder, the February Board meeting will be on February 7th..

The meeting was adjourned at 9:12 P.M.