



Board of Directors Meeting Minutes March 6, 2008

In attendance:

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

The meeting was called to order at 7:08 P.M. A quorum was present.

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

The next meeting date will be Tuesday, April 8th, 2008 at 7:00 P.M..

Members Forum

No general members were present

Treasurer's Report

Jerry Harlow reported that the taxes for the Homeowner's Association have been filed. No payment was required.

The assets of the OHA total \$133.9 thousand. \$75,000 is in CDs with the remainder of the funds are negotiable. \$10,000 will be needed to cover expenses through the fiscal year. Expenses for February included \$1,500 for insurance.

Jerry reported on the status of 2007 dues collection. Dues for three properties have not yet been submitted. Two of the properties are for sale and one is in foreclosure. These houses are in jeopardy of having liens placed on them. Jerry recommended that the board wait one more month before placing the lien and reevaluate on the 8th of April. The Board accepted that recommendation. One homeowner submitted payment in cash to Matt Johnson. It was decided by the Board that any payments offered in the future be made directly to Jerry. If Jerry is not available, a receipt will be given to the homeowner as documentation of the transaction.

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 Tuesday, April 8th at 7:00 P.M. This focus of this meeting will be preparation for the Annual Meeting.

Vice President's Report

Roger Westman reported that a house on Philadelphia has a sign nailed to a tree in the parkway. This is against Village Ordinance. The house is in foreclosure.



The remainder of Roger's report is included under New Business planning for the Annual Meeting.

Committee Reports

Landscape Committee

Jayne Scroger reported that landscaping activities will start again after April 1st. Jayne is in the process of contacting the tree service. They have not yet returned phone calls. There is a broken light fixture that needs to be replaced. It will be about \$125 to repair.

Jayne agreed to run for the Board again.

Communication

The Oak Leaf was distributed on time. Jerry Harlow thanked all contributors for writing articles and getting them in on time.

The next Oak Leaf will be distributed in June. May 1st is the deadline for articles.

The approval forms for the OHA Directory will be included with the invoices for the 2008 dues. Jerry asked that Board members encourage neighbors to fill out the form and return it promptly.

Technical

Matt Johnson had no information to report.

Social Committee

Theresa Marbach reported that plans for the Easter Bunny and the Egg Hunt were complete. She also reported that the Pavilion in Ty Warner Park has been booked for the annual Barbeque on September 27th, 2008.

Julie Cameron has offered to run the Moms and Tots for newborns. Theresa will check with her about the need for notices or flyers.

Lake Management

Tadas Birutis addressed a homeowner inquiry presented by Theresa Marbach. The homeowner questioned why a natural substance was not used to weigh the Christmas Trees down. Tadas replied that cinderblocks were used to weigh the trees down. Cinderblocks are made of sand and gravel, both of which are natural substances. The trees have been cut to be short and are in 6+ feet of water, avoiding accidental human contact with the cinder blocks.

Tadas indicated that GPS coordinates were recorded for each tree site to add to the lake map and better protect the aeration equipment.



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The Lake Management Committee is currently working on plans for stocking the lake with fish. They are working with an expert to determine the right fish and the right quantities of fish.

The committee is also working on plans for the clean up of the shoreline.

Old Business

Matt Johnson has not been able to contact the Nutters regarding the letter granting them use of the OHA land while they are in residence. The Nutters are interested in purchasing the property. A sale of the property would require an amendment to the declaration and a favorable vote from 336 homeowners. Any further action needs to wait until the 2009 general Homeowners meeting.

The placement of signs was discussed. The residents at 1000 Oakwood Drive have given the Homeowner's Association permission to post a sign prior to events. Some of the other common areas can be used without registering with the Village. If there is no sidewalk present and the land is part of the common area maintained by the Homeowner's Association, a sign can be posted with out registration. Theresa will pursue the purchase of additional signs to cover those areas.

New Business

The remainder of the meeting was spent discussing the upcoming annual meeting. The date of April 14th has been confirmed with the Junior High School. The School would like someone to come by prior to the meeting to ensure the room is set up properly.

Roger Westman has lined up the guest speakers. Bob Scott and Nancy Martens will each speak for 5 to 10 minutes followed by a question and answer session. Bob and Nancy will be asked if they have a specific topic they would like to cover.

Notices, proxies and agendas will be revised and mailed the first week in April. Each Board member will be asked to collect 5 proxies from homeowners who are unable to attend the meeting.

All Powerpoint presentations should be sent to Matt Johnson by April 1st. Matt will ensure that the fonts are consistent. The Board members chose the picture which will be used as a backdrop for the presentation.

Jerry Harlow indicated that his wife Jean volunteered to help Jan Girolamo check people in prior to the meeting. It was decided that voting needed to take place prior to the speakers so that votes can be tallied while the speakers are presenting.

The Board wants to create a policy regarding the involvement of the Homeowner's Association in community issues. The general members in attendance at the annual meeting will be asked to provide input to the policy.

Water and cookies will be provided as refreshments. Music will be played prior to the meeting.

The winners of the Creative Expression contest will be announced at the meeting. Roger Westman is working on obtaining raffle prizes to be awarded to members in attendance. Two community business have already contributed prizes.

In addition to planning for the annual meeting, the use of the development for car dealership test drives was discussed. The village has agreements with the car dealerships to prevent them from taking clients



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on test drives in residential areas. It has been noted that occasionally cars are seen in the development. The Homeowner's Association will ask the village to provide copies of the agreements they have obtained.

It was noted that there has not been much of a police presence in the development lately.

The meeting was adjourned at 8:34 P.M.