



Board of Directors Meeting Minutes
Thursday, June 12, 2008

In attendance:

Matt Johnson
Jerry Harlow
Jayne Scroger
Jan Girolamo
Roger Westman
Ken Brennan
Darlene Garay

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

The minutes of the May Board meeting were reviewed and approved

The next meeting date will be Thursday July 10th, 2008 at 7:00 P.M

Members Forum

No general members were present

Treasurer's Report

Jerry Harlow reported that the invoices have been sent. To date, 200 homeowners have submitted their dues. Seventy five percent of the homeowners submitting dues included the directory approval form. Four checks submitted were not signed and needed to be returned. Ten of the invoices were returned because the home was vacant. One homeowner wishes to pay off outstanding dues and interest. The Homeowner's Association received notice that one homeowner has filed bankruptcy. The homeowner owed the association \$10.00.

As of the end of May, Oakwood Homeowners Association had \$129,500 on deposit. Because of the submission of due, the balance is higher than the end of May. Jerry also reported on the status of the budget. Expenditures are running \$5,000 below plan due to the timing of billing.

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, July 10th, 2008.

Vice President's Report

Roger Westman reported that he has received several calls regarding the garbage pick up in weeks containing a holiday. Homeowners need to be reminded that garbage is picked up one day later in weeks containing a federal holiday.

Roger is working with Frank Rogers regarding the garage sale. Oakwood will participate in the Westmont North Side garage sale. Unfortunately, participants did not respond in time to be included in the



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newspaper article. However, the article did indicate that multiple homeowners would be participating in addition to listing addresses. Eighteen homeowners are planning on participating. Roger is working on getting the garage sale into the Tribune as well.

Committee Reports

Landscape Committee

Jayne Scroger reported that the Plant Exchange held May 17th at Westman Beach was a success. The number of homeowners dropping off and picking up plants was on par with the 2007 Plant Exchange.

The irrigation system was turned on May 31st. Some additional repairs were made at the middle monument. The 4th zone was also turned off.

Meade Electric replaced a blown fuse at the North Entrance. The spot lights at that entrance are now working.

Jayne has employed Vidito Tree Experts to evaluate the evergreen trees at the North entrance. The trees appear to be dying. The hope is that Vidito can save the trees.

The next Committee meeting is scheduled for Saturday, June 28th has been cancelled.

Communication

Jerry Harlow reported that the Oak Leaf has been delivered. The next Oak Leaf will be published September 1st.

The suggestion was made that homeowners who have chosen to not submit their demographic information should not receive a copy of the directory. The suggestion will be taken under advisement.

The deadline for submitting articles for the next Oak Leaf is August 1st.

Technical

Matt Johnson had no information to report.

Social Committee

Theresa Marbach was unable to attend the meeting but indicated that there was no news to report.

Lake Management

Ken Brennan and Darlene Garay presented an issue regarding the swale at the back of the emergency outlet. The 1993 contour map of the Oakwood area shows that the swale for the



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emergency outlet is between 4 to 6 feet above the lake level. This agrees with the Cook Leeder Engr. Report of 1982. The design of the swale was to be at an elevation of 721 but was built at 723.4. This means that the overflow will not function as an emergency outlet until the lake level rises 5.4 feet above normal. It also means that there was no action to re-grade the swale to a 721 elevation as recommended in the 1982 report. The lake and subdivision was designed for a 3 foot rise of the lake water. The 5 ½ foot rise of the lake water places many properties in Oakwood at risk. Flooding could occur.

Steve May suggested that if Oakwood was concerned with the current elevation of the swale Oakwood should have a survey done. If the survey showed that damage could occur to homes, Oakwood could petition the county to have the grade changed. As a reminder, the swale is not on OHA property.

The Board discussed several options for addressing the concern raised. It was decided that the first step was to get an estimate for the work needed to correct the issue. Once the estimate is reviewed and approved by the Board, the owner of the property will be approached to discuss the possibility of sharing the expense of correcting the problem.

In addition to the swale, a retaining wall on one homeowner's property is in jeopardy of falling into the lake and blocking the emergency outlet. Should the wall fall, the homeowner would be responsible for removing the debris. It is uncertain whether or not the homeowner is aware of his responsibility. It was suggested that a picture be taken of the wall for documentation purposes. It was recommended that Bob Scott be consulted as a neighbor of the homeowner to determine what action can be taken to assure the homeowner addresses the issue before it becomes a problem for the community. Should Bob agree, a letter will be drafted to the homeowner informing him of the concerns expressed and his responsibility to rectify the area. Roger Westman will consult Bob.

Old Business

Matt Johnson reported that he sat down with the Nutter family. Mr. Nutter is still interested in purchasing the property adjacent to his yard. Matt will speak to him again. The Nutters have not yet signed the letter indicating that they use of the property is granted only during their residence.

If Mr. Nutter wishes to proceed with the sale, he needs to offer the Homeowner's Association a price, write up his request as a petition, and secure agreement from two thirds of the homeowners. In order to determine the fair value of the property an appraisal needs to be done. The area in question occupies approximately 80 square feet. It was suggested that Jack Hubeny be asked for a recommendation for an appraisal. The appraisal would need to be done at the expense of the Nutters.

New Business

The remainder of the meeting was a brainstorming session to identify potential situations under which the Homeowner's Association would get involved in community issues. Jerry Harlow reviewed the rules for brainstorming. Brainstorming will consist of two sessions. The first conducted on the evening of June 12th, will be an open session with all attendees throwing out ideas for consideration. The second session which will be conducted on July 10th will be used to discuss each idea. Among the ideas presented were:

The Homeowners Association may get involved when



Homeowners Association

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- The issue affects property values of the neighborhood.
- The issue affects the safety of the homeowners.
- The issue affects the aesthetics of the neighborhood.
- A large number of homes are affected.
- Illegal activity is involved.
- Neighborhood etiquette is involved.

Other factors identified were:

- The issue would need the leadership of the Homeowner's Association
- The Board would need to provide facilitation.
- The Board would need to provide authority.
- The issue would need to be handled with respect to the Village.
- The issue would need to be handled with consideration for the businesses neighboring Oakwood.
- Volunteers would be needed from the membership to champion issues. Volunteers usually have limited time available for participation.
- Some consideration would need to be given to getting consensus from the total membership on issues.
- The Board would need to approach homeowners asking them to take the leadership on issues.
- A means of recognizing the efforts of volunteers would need to be established.
- The volunteer would need to establish committee leadership by researching the issue and making a recommendation to the Board.
- There would need to be a means for escalating issues if progress is hampered.
- The Board would need to remain in control of any issue sanctioned by the Board.

The meeting was adjourned at 9:19 P.M.