



Board of Directors Meeting Minutes Tuesday, August 5, 2008

In attendance:

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

The meeting was called to order at 8:10 P.M following a meeting with the Westmont Police Department. A quorum was present.

The next meeting date will be Tuesday, September 2nd, 2008 at 7:00 P.M (Meeting date was subsequently changed to Thursday, September 4th, 2008.)

Members Forum

Prior to the general meeting the Board met with representatives from the Westmont Police Department to discuss the potential for crime in the OHA community. James Ramsey, Chief of Police, was the main presenter supported by Thomas Mulhearn, Deputy Chief of Police.

Chief Ramsey began the presentation with introductions and a discussion of the services provided by the Westmont Police department. The police force has 61 employees, 44 of which are police officers and 10 are dispatchers. The Chief indicated that the Westmont Police force has technology and equipment available to them that is not present in all of the west suburban forces. The department operates its own call center. Emergency calls made to the department are communicated to the officers on patrol immediately via a computer within the patrol unit allowing the officer to be on the scene within 2 minutes.

Officers are assigned to an area for 84 days at a time allowing them to become familiar with the area and to get to know the residents. Officers work 12 hour shifts and patrol every part of their area at least once during their shift.

In general Westmont has a low crime rate. It is one of the safest and most secure western suburbs. When crimes are committed, the officers have a very high percentage of solving the crime. The Chief indicated that he believes that robberies in Westmont are crimes of opportunity rather than premeditated. The precautions that homeowners can take include securing all doors and windows, installing outside lighting (motion sensitive or not), get a dog, install an alarm system, and get to know your neighbors.

Westmont has a crime tip line that is monitored by the Officer Gunther. The phone number is 981-6360. The email address for the Chief is chiefofpolice@westmont.il.gov. Also, the website for the Village of Westmont is www.westmont.il.gov.

The Chief offered to include the OHA in the press releases regarding alerts, warnings and crimes in the area. The Chief also offered to address the OHA as a whole or in groups.

Treasurer's Report



Homeowners Association

Oakwoodha.org

A Not For Profit Corporation

4 E. Ogden Avenue, #313
Westmont, Illinois 60559

Jerry Harlow reported that the budget year to date has a \$3,000 variance. Expenses are \$3,000 under budget. The Lake Committee is under by \$1,700, the Landscape Committee is under budget by \$1,100 and the board expenditures are over budget by \$1,800. Corporate Taxes are also under budget in that no tax was levied. Jerry asked that all Board members project how much they intend to spend in the upcoming months. Jayne Scroger indicated that the Landscape Committee may be over budget due to bills for electricity, stump removal and irrigation repairs.

There is \$162,000 on deposit. Jerry plans to move money between the two banks to keep the monies on deposit within the FDIC insurance limit.

To date, 40 homeowners have not submitted their dues. Five of the homeowners paid multiple years dues. The last house that was delinquent for the prior year submitted back dues and is now current. There is an auction sign in front of one house with delinquent dues. It is not clear whether the OHA will be paid if the property is sold. There are 7 empty homes in Oakwood.

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, September 2nd, 2008. (The meeting was subsequently changed to September 4th, 2008.

Vice President's Report

Roger Westman reported that there will be 5 meetings throughout the village to inform the public of the increase in sales tax. The tax will be increased to 7 ³/₄ from 7 ¹/₄. The next meeting will be Thursday, August 7th at 7:00 P.M.

There will be an independent Oakwood garage sale in the fall. Anyone interested will be asked to call Frank Rogers regarding the garage sale. It is important that anyone participating call Frank in advance to ensure that advertising is effective. Roger noted that the OHA garage sales were much better attended prior to the Village organizing the regional garage sales. With so many homes having a garage sale at once, it cuts down on the number of people.

Committee Reports

Landscape Committee

Jayne Scroger has submitted a bill to Jerry for work done to repair a broken flood light at the south entrance. Jayne also reported that the irrigation has been fixed.

Jayne is waiting for the tree service to remove the tree stump. Concern for the condition of the willow tree was expressed. Jayne indicated that the tree service does not believe the willow will fall. There is no money in the budget for the removal and replacement of the tree.

Jayne indicated that she will need money to replace evergreens at the North entrance.

Communication

Jerry Harlow reported that he was missing three articles needed to complete the Oak Leaf; Lake Management, Fishing Derby and the Nature of Oakwood article. He does have the Landscape and



Social articles.

Approximately 280 to 290 directory release forms were returned. Five businesses have committed to an ad in the Directory. The Directory is scheduled to be delivered in October.

The deadline for submitting articles for the next Oak Leaf is December 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 reported that the grading of the swale will be done in the fall. Presently, the area is overgrown with weeds. The grading is estimated at \$1,000 with additional cost for landscaping.

The boat owned by the homeowner who was arrears in dues was removed by July 24th.

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.

The retaining wall on one homeowner's property that is in jeopardy of falling was discussed. Presently the maintenance of the wall is the homeowner's responsibility. Should the wall fall, it becomes an issue for the OHA. Several approaches for addressing this problem were discussed. A lawyer can be consulted to determine what recourse the OHA would have. The village could be informed of the issue and be asked to address it.

It was decided that Bob Scott would be contacted to get his perspective on the issue, review the Village ordinance that suggests that the homeowner is violating the ordinance, and work with him to determine the best way to approach the Village regarding their participation. Matt will schedule time with Bob.

Old Business

Matt Johnson reported on his recent conversations with Mr. Nutter. Mr Nutter is still interested in purchasing the property adjacent to his yard. The Board members discussed the steps that would be needed to accomplish that sale. The value of the property would first have to be determined. The cost of the appraisal would need to be assumed by Mr Nutter. Mr. Nutter may choose the appraiser with the



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approval of the Board. The Permissive use letter has not yet been signed. The Board determined that the letter needed to be signed by November 10th. If the letter is not signed, the Nutters will need to remove the landscaping they installed on the OHA property.

The presentation made by the Police Department was discussed. The Homeowners will be asked to express interest in a general presentation by the Police Department. A special flyer will go out regarding this session. The goal was set to hold the presentation prior to Thanksgiving.

New Business

Matt Johnson will attend one of the meetings regarding the increase in the sales tax. The next meeting will be held at the Westmont High School.

The meeting was adjourned at 9:00 P.M.