



Board of Directors Meeting Minutes Thursday, September 4, 2008

In attendance:

Matt Johnson
Jerry Harlow
Jayne Scroger
Jan Girolamo
Theresa Marbach

The meeting was called to order at 7:14 P.M.

The minutes for the August meeting were reviewed and corrections were noted. Minutes will be corrected and resent for review.

The next meeting date will be Thursday, October 2nd, 2008 at 7:00 P.M

Members Forum

There were no topics for the Members Forum.

Treasurer's Report

Jerry Harlow reported that at this point expenses are running \$6,000 under budget. There should be sufficient funds to address the Landscaping and Lake Committee needs that were not in the original budget for 2008

There is \$154,000 on deposit. Jerry moved \$25,000 between the two banks to keep the monies on deposit within the FDIC insurance limit.

To date, 28 homeowners have not submitted their dues. Five of the homeowners owe multiple years dues. There is one more house in foreclosure. That residence only owes the current year's dues. Technically, residents who are not current on their dues should not participate in any activities sponsored by the OHA. The Board discussed options for making homeowners aware of the impact of not paying their dues. It was decided that the steps the OHA can take to collect dues would appear as part of the next statement sent to homeowners who have not paid their dues. The OHA may charge interest on unpaid dues. If dues are still not paid, a lien may be placed on the homeowner's property. If the dues are still not paid, the OHA has the ability to foreclose on the property.

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, October 2nd, 2008.

Vice President's Report



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

Roger Westman was unable to attend the meeting. One question was asked last month regarding sales tax on vehicles purchased in Westmont. People living outside of Westmont/DuPage county are exempt from taxes on vehicles purchased in Westmont.

Committee Reports

Landscape Committee

Jayne Scroger indicated that there was nothing new to report from the Landscape Committee. Jayne has submitted bills to Jerry for payment.

Communication

Jerry Harlow reported that the Oak Leaf was delivered on schedule. Some of the attendees reported they had either not received the Oak Leaf or they had received complaints from other homeowners who had not received a copy. Jerry indicated that Greg Pill should be contacted to obtain copies.

The Directory is in progress. It will be delivered early in October. Directories will be placed in a plastic bag and attached to the homeowners doorknob. One homeowner suggested that a secondary index be included indexing homeowners by address to make it easier to find people.

The deadline for submitting articles for the next Oak Leaf is November 1st. The next Oak Leaf will be delivered December 1st.

Technical

Matt Johnson had no information to report.

Social Committee

Theresa Marbach reported on plans for the upcoming barbeque. Theresa has hired a clown whose Program goes beyond the classical clown entertainment. Matt Johnson will obtain the charcoal and the ice for the event. Jerry Harlow will obtain the food. Gregg Pill and John Scroger will help with the cooking. One homeowner has offered to paint the faces of the children.

Theresa is unable to run the Halloween party but has obtained 4 volunteers to take over the job. She will work with them to plan quantities of food and entertainment.

Lake Management

The grading of the swale was discussed. All agreed that work on the swale could not be scheduled and completed without the approval of the owner of the property. It was decided that Tada Birutis would be asked to take responsibility for obtaining permission to re-grade the swale.

Old Business



Homeowners Association

Oakwoodha.org

A Not For Profit Corporation

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

Matt Johnson reported that he has not had a response from Mr. Nutter regarding his signature on the Permissive Use letter. It was decided that a letter would be sent to Mr. Nutter asking him to contact Matt to arrange for signing the Permissive Use letter. The Board previously determined that the letter needed to be signed by November 10th. If Mr. Nutter does not respond, a certified letter will be sent to him on November 10th asking him to remove the wall and landscaping that was constructed on OHA property. The letter will specifically state what needs to be removed.

The retaining wall on one homeowner's property that is in jeopardy of falling was discussed. Presenting the issue to Bob Scott did not produce the expected results. The Board agreed that based on the village ordinance, it is the village's responsibility to ensure the homeowner repairs the retaining wall. Jerry Harlow will forward the ordinances to Matt.

The Community Involvement guidelines were reviewed. All agreed that Jerry's document was excellent. The attendees submitted corrections. It was decided that a statement limiting the person who assumes leadership of an issue to only act on opinions and legal activities with prior approval of the Board. A flow chart of the process was reviewed. It was decided that keeping the flow chart high level made the process manageable. It was also decided that creating a form to help people prepare to submit a topic to the Board would be helpful. A form will be created prior to the next meeting.

New Business

No new business was introduced.

The meeting was adjourned at 8:24 P.M.