



## **Board of Directors Meeting Minutes** Thursday, November 5, 2009

### **In attendance:**

Matt Johnson  
Jan Girolamo  
Theresa Marbach  
Roger Westman  
Tadas Birutis  
Jerry Harlow  
Jackie Hummel  
Ken Brennan  
Mark Nelson  
Frank Brady  
Julie Cramer  
Fred Kimble (Village of Westmont)

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

The next meeting date will be Thursday, December 3rd, 2009 at 7:00 P.M.

### **Members Forum**

There were several guests present. Fred Kimble from the Village of Westmont was present to discuss the railroad tie issue and the Village's responsibility for correcting the issue. Julie Cramer, the home owner whose retaining wall collapsed was present to represent her interests. Frank Brady joined the meeting as a concerned homeowner and Mark Nelson joined the meeting as a member of the LMC committee.

Two separate topics were discussed; the erosion of the shoreline and the Cramer's concerns about the ownership of Outlot #2. The OHA's concern is the erosion of the shoreline and the collapse of the railroad tie retaining wall. Fred Kimble indicated that the Village is willing to meet with the concerned parties to determine the responsibility for ensuring repairs are made. Fred suggested a meeting between the OHA, the Cramer's and the Village to be held in the two weeks following the meeting. It was determined that the attendees would be The Village Planner, the Village Manager, the Village Attorney, the Cramer's, and Matt Johnson, Roger Westman, Jerry Harlow and Ken Brennan representing the OHA.

Matt addressed concerns expressed regarding the communication surrounding the issue. The OHA sent a certified letter to the Cramer's. Julie Cramer indicated that she had responded to the letter but it was never received by the OHA.

### **Treasurer's Report**

Jerry Harlow reported that assets of \$149,000 are on deposit at Park Federal. At the moment the OHA is running \$2,000 to \$4,000 under budget.

Jerry reported on dues collection for 2009. Eighteen people have not paid dues for 2009. Thirteen of the eighteen only owe dues for 2009. The remaining 7 homeowners owe dues for multiple years. Interest has been applied to those homeowner accounts that are in arrears.



## President's Report

The date of the next Board Meeting was discussed and approved. The next Board Meeting is scheduled for Thursday, December 3rd, 2009.

## Vice President's Report

Roger Westman reported that there were more Garage Sale participants than in the past. Roger expressed appreciation for Frank Roger's help distributing the flags and collecting deposits.

Roger indicated that he would be preparing an Oak Leaf article reminding people to return the flags after a garage sale.

## Committee Reports

### Landscape Committee

Jackie Hummel met with TJ's Landscaping to determine what is covered on the OHA contract with TJs and what is not covered.

Jackie had the sprinkler system flushed out. The valves for the sprinkler system are stored in Jackie's garage. On the advice of the service, Jackie left the batteries in the unit for the winter. Jackie noted that the water meters were gone and the water was turned off. The Village removed the meters as part of their fall clean up. The Village told Jackie to call them in April when the sprinkler system needs to be turned back on. The schedule for running the sprinkler system may be changed next year.

Jackie removed the dead dead flowers from the south monument.

Jackie reported that John Scroger has 6 boxes of wreaths, garland and light bulbs for the spot lights in his garage that he would like to turn over to the OHA. Frank Brady offered to go through the supplies with John to determine if something could be weeded out. Finding storage space will be difficult.

## Communication

Jerry Harlow reported that the next Oak Leaf is in for editing. It should be distributed prior to December 1<sup>st</sup>.

## Technical

Matt Johnson reported that he is still looking into the possibility of using Google Documents for storing OHA documentation. The search facility does not allow the user to search for keywords within a stored document.

## Social Committee

Theresa Marbek reported that there was record attendance at the Halloween Party. The party went very well.



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Theresa expressed concern that there is only \$367 left for the Holiday party which is scheduled for December 10<sup>th</sup>. She is looking for ways to economize on the party including preparing food rather than catering the party. Theresa indicated that she needed about \$600 to \$650 to fund the party. Jerry Harlow motioned that the Board authorize expenses up to \$650 for the Holiday Party. Jackie seconded the motion and all voted in favor. Theresa is looking for a volunteer to play Santa.

Theresa will call Ron Gunther to determine when she can reserve space in Ty Warner Park for the Barbeque in 2010.

budget for the remaining two events. After some discussion, it was decided that there was enough money remaining in the budget to authorize adding money to the Social Committee budget. Jerry made a motion that additional funds be allocated to the remaining two events to allow \$1,000 for each event. Matt seconded the motion and all voted in favor.

Jerry suggested that Theresa prepare a document that outlines the responsibilities for anyone taking on responsibility for running an event. He also suggested that a Welcome Letter also be prepared.

The possibility of planning some events focused on adults was discussed. It was commented that self supporting events had been held in the past. Theresa indicated that the Moms from Moms and tots do get together now and again at someone's home for an all adult gathering.

It was commented that the costs for the Fishing Derby need to stay within the budget.

It was suggested that next year's date for the event be finalized now. The Village is not accepting requests for 2010 at this time. The date will be booked as soon as the calendar is available. The suggestion was made the a Sunday date be secured for next year.

Theresa reported that she recently attended an event put on for schools and malls where entertainers were able to perform their acts for people who are looking for entertainment. She was able to pick up some potential entertainers.

## **Lake Management**

Ken Brennan reported that the LMC is planning to purchase 141 bass with a length of 5" to 8". Fish of this size are \$3.50 each. It was recommended that channel catfish be stocked in the lake but they are too expensive. The LMC expects to do another stocking of fish in the spring. There is the potential of a fish kill in winter due to the lack of light allowed into the lake. If there is more than 4" of snow, no sunlight shines through causing a kill. It was suggested that an ice rink be shoveled to allow light to penetrate the ice.

The broken drain tile at the beach was discussed. Ken Brennan indicated that he attempted to get two estimates for repairing the drain tile. TJ's Landscaping declined to quote. La Mantia supplied two quotes; one for covering the repaired area with sod and another for covering the repaired area with rock. The estimate for sod was \$3,250 and the estimate for rock was between \$3,700 and \$3,800. The estimate included repair of the ¼" gap between the last two tiles with hydraulic cement. The company recommended using larger rock to build a wall and the application of coarse stone for 2' to 3'. The final layer would be a dirt blanket.

The light on the West side of the beach has been broken. The bulb is intact but the glass covering needs to be replaced. It is estimated that the cost will be between \$25 and \$50. It was recommended that an article be placed in the Oak Leaf stressing the importance of not destroying the property of the



OHA.

It was commented that rock needs to be added to the path along the Eastern Shoreline every 5 to 7 years. Two truckloads of gravel and the rental of a Bobcat to spread the gravel would be required. There is also a need to budget for weed abatement to control the growth of buckthorn and other nuisance plants.

## Old Business

The updates on old business issues were:

Lake Charles Railroad Tie Erosion – The discussion surrounding the Lake Charles Railroad Tie erosion was documented earlier in the minutes. It was commented that two different issues were discussed; the railroad tie erosion and the ownership and rights for property identified at Outlot #2. It was commented that the two issues should not be comingled. The erosion problem has the potential to affect all homeowners sharing the affected shoreline. The issue with Outlot #2 is specific to homeowners whose property abuts Outlot #2. This is not an OHA issue.

Westman Beach Flooding – This topic is on hold until 2010 or the date of the completion of the Westmont Drainage Survey.

Oakwood Drainage Survey – This topic is also on hold until the completion of the Westmont Drainage Survey.

Tree Dedication – Planting a tree in honor of the work that Jayne Scroger did for the community is on hold until spring. Jerry Harlow did put \$1,000 in the budget for the tree. It was commented that if a bench was installed instead, the expenses could be cut to \$500 to \$600.

## New Business

The remainder of the meeting was spent discussing the budget for 2010. Jerry indicated that the current draft of the budget has projected expenses of \$58,500 and revenue of \$54,000. Suggestions for lowering the expenses included:

- Paying for non repetitive expenses out of the reserves. The things that would qualify would be the drain tile repair, the purchase of the commemorative tree, and the application of rock to the pathway.
- Since there is still money in the budget, stamps can be purchased this year for mailings that will be done in 2010.
- \$350 can be cut from the Social Budget by limiting expenses on any one event.
- The LMC can cut some of the proposed spending.

All of the attendees agreed to the proposed changes. Jerry will revise the budget and a vote for acceptance will be taken in December.

Jackie Hummel made a motion to end the meeting. Roger Westman seconded the motion. All were in favor. The meeting was adjourned at 8:50 P.M.



# Homeowners Association

Oakwoodha.org

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