

Oakwood Homeowners Association

ANNUAL MEETING

April 13, 2009

Westmont Junior High School

CALL TO ORDER

The Annual Meeting was called to order at 7:00 P.M. by President Matt Johnson. Directors Roger Westman (Vice President), Jerry Harlow (Treasurer), Jan Girolamo (Secretary), Theresa Marbach, and Ken Brennan, were in attendance. It was determined that a quorum of the membership was in attendance and the meeting proceeded.

MINUTES

There was a motion to waive the reading of the 2008 minutes. The motion was seconded. By voice vote, the membership unanimously approved the minutes of the 2008 Annual Meeting.

PRESIDENT'S REMARKS

Matt Johnson re-introduced himself and thanked all the homeowners for their attendance at the meeting. Matt commented that the Oakwood Homeowner's Association is fortunate to have a full Board of Directors. A full board allows for more voices to be heard because each member brings a different perspective to the discussions. Matt reflected on the accomplishments of the Homeowner's Association over the prior year. The Board has nearly completed the Community Involvement Guidelines. They should be published shortly. An Interest Survey was published which resulted in suggestions for activities that will benefit the residents. Some of the ideas that will be pursued are pooling resources within the community to negotiate better rates for services that are common to all homeowners. This year the Board implemented a Contractor Feedback form to allow residents to share experiences with service providers and give residents a place to start if they are looking for a service provider. Matt indicated that the Board will be looking to see what can be done to address erosion at Westman Beach and drainage issues in the coming year.

Matt introduced the speaker for the evening, Chief Ramey, Chief of the Westmont Police Department.

SPEAKER

Chief Ramey began his address by discussing communication with the Westmont Police. Westmont has its own local Dispatch Center. This is notable because a number of communities outsource that function. The local dispatch center allows the Westmont Police Department to provide a high level of service. The officers in Westmont work four 12 hour shifts a week. Each shift runs from 6:00 to 6:00. Oakwood is located in District 1. Officer Majeski is assigned to District 1. Chief Ramey introduced Officer Majeski, Sargeant Steve Thompson, the shift manager, and Deputy Chiefs Randy King and Tom Mulhearn.

Chief Ramey outlines some of the special programs in Westmont including the Truck Enforcement program, Bike Patrols, and Motorcycle Patrols. Chief Ramey noted that Westmont has Crime Scene processors and technicians. It was also mentioned that the officers on the force volunteer to work with schools and are trained to be juvenile officers whose role is to look out for the rights of juveniles.

A summary of the crimes committed in the Oakwood Subdivision were distributed to the residents. Chief Ramey addressed a recent incident involving the damage of many mailboxes in the subdivision. The damage done was not limited to the Oakwood subdivision. They believed that they had identified the juveniles who did the damage.

Chief Ramey shared the following tips for safeguarding homes against burglary: lock doors, install an alarm system, get a dog, keep lights on and look out for other neighbor's property when they are not home.

The Chief asked the residents to program the non emergency phone number for the police in their cell phones. The number is 630-981-6300.

TREASURER'S REPORT

Jerry Harlow reported on the 2008 audit, the assets held by the Homeowner's Association, the budget for 2009 and dues.

Peggy Nils of Accounting and Business Concepts performed the audit. The audit for the period ending December 31st, 2008 was concluded satisfactorily. The 2008 Audit was published in the March 1, 2008 Oak Leaf.

The Assets at year end were \$145,000. \$78,832 of the assets are held in a CDs. There was \$59,967 held in a Money Market fund account. The remaining \$7,193 was in a checking account.

The revenues for 2008 were \$53,117 with expenses of \$49,654. The revenue from 2008 was \$51,294 in dues and \$1,823 in Advertising money. In 2009 it is projected that revenues will be \$51,273 with expenses of \$55,843. The revenue for 2009 is projected to be \$50,273 from dues and \$1,000 from Advertising. Some of the factors contributing to the differences between 2008 and 2009 are the pre-purchase of postage and supplies in 2008, the publication of the Directory in 2008, repairs to the Lake swale, increase in the cost of goose clean up, a one time credit on insurance, and collection of back dues.

Jerry reported that the dues for 2008/2009 will be \$111.00, an increase of \$3 over last year. Jerry summarized the outstanding dues; three homeowners owe multiple years dues, eight homeowners owe 2008 dues and three homeowners owe late fees for 2008.

ELECTION OF DIRECTORS

Vice President Roger Westman introduced the candidates who gave brief statements of their interests and reasons for running for election to the OHA Board of Directors:

1. Tadas Birutis
2. Jan Girolamo
3. Jackie Hummel
4. Roger Westman

A motion was made to close the nomination. The motion was seconded and nominations were closed.

The membership voted by secret ballot and all four of the candidates were elected to two-year terms.

COMMITTEE REPORTS

Lake Committee – Ken Brennan (chairperson) reviewed the committee's accomplishments for 2008. The Committee's achievements include the aeration of Lake Charles, additional plantings on the Eastern Shoreline, addition of limestone screenings to the North end of the path, addition of bass to Lake Charles, continuation of the algae control on the lake, and the control of the population of geese on the beach. In 2009, the committee plans to continue the aeration of Lake Charles, continue to enhance the plantings along the eastern shoreline, control of geese on the beach and improvements to the path..

Landscape Committee – Matt Johnson reported on the accomplishments of the Landscape Committee on behalf of Jayne Scroger. Accomplishments for 2008 include a successful contract with TJ's Landcare, the planting of annuals and a new spirea bush at the south entrance, the replacement of a flood light at the south entrance, the removal of diseased trees at the north entrance, the planting of American cranberrybush viburnum shrubs at the north entrance and the pruning of a honey locust tree at Westman Beach. The plans for 2009 include another successful contract with TJ's Landcare, a successful contract with Aquamist for maintenance of the irrigation system, the planting of annuals at the south entrance, the replacement of the diseased pine trees, renovation of the turf at Westman Beach and the addition of mulch to the flower beds at both entrances.

Communications – Jerry Harlow (chairperson) reviewed the purpose of the Communications Committee, to ensure good communication between the Board, Committees and members. Jerry summarized the tools used to communicate with homeowners including the Oak Leaf, the Members Directory, the email distribution list, OHA Website, phone and the new Contractor Recommendation Process. Jerry indicated that everyone in the Community is on this committee and therefore able to submit articles to the Oak Leaf. The Oak Leaf is the primary means of communication. Jerry reviewed the new Contractor Recommendation process. The purpose of the process is to help Oakwood residents find reliable contractors to work on their homes.

Social Committee –Theresa Marbach (chairperson) summarized the following events for 2008; Easter Egg Hunt, Fishing Derby, Fall Barbeque, Halloween Party, Winterfest Celebration and Gals and Pals. Theresa thanked Lynn Zastrow and Susan Hoekstra for coordinating the Easter Egg Hunt that included a visit by the Easter Bunny and a treat of coffee and donuts. Theresa thanked Brad Alexander for coordinating the Fishing Derby which included a barbeque. Theresa coordinated the fall Barbeque which included face painting, a whip cream pass, a giant water balloon slingshot, a clown and plenty of food. Theresa thanked Yvette Johnson and Lisa Padgitt for coordinating the Halloween Party

which included a costume parade and contest and a cakewalk. Theresa coordinated the Winterfest Celebration which included a DJ, a winter feast and a cakewalk with a special visit by Santa and his helpers. Theresa noted that the Moms and Tots group was renamed to Gals and Pals. The Gals and Pals group have added Friday Family Nights.

Technology Committee – Matt Johnson (chairperson) indicated that the Technology Committee has made slow progress in 2008 due to the lack of volunteers and the time restrictions of the current members. In 2008, the committee began a search for a document storage and retrieval system to house all documentation of the Association. The committee's goals for 2009 include the implementation of the document sharing system, taking responsibility of maintaining the OHA website, increasing the number of communication tools to stay in touch with residents and encourage residents to sign up for email notices such as the WPD Community Alert.

NEW BUSINESS

MEMBERS FORUM

A homeowner asked for an update on the power outages in the area. ComEd did come out last year and made significant improvements by replacing 10,000 feet of copper pipe. There have been some improvements in the reliability of the ComEd service. Homeowners asked if they should still report power outages to the Village.

A homeowner expressed concern over the Relay for Life event that was proposed the field of Westmont High School. The resident asked that the Board be sure to consult the homeowners affected prior to the planning of an event.

PRIZE DRAWING

A drawing was held for items donated by local businesses.

ADJOURNMENT

A motion to adjourn the meeting was passed unanimously at 9:04 P.M.

Minutes taken by Secretary Jan Girolamo