



Board of Directors Meeting Minutes Thursday, April 9, 2009

In attendance:

Matt Johnson
Jerry Harlow
Jayne Scroger
Jan Girolamo
Roger Westman
Ken Brennan
Theresa Marbach
Jackie Hummel

The meeting was called to order at 7:03 P.M. A quorum was present.

The March minutes were approved.

The next meeting date will be Thursday, May 7th, 2009 at 7:00 P.M

Members Forum

The owner of the residence at 769 Oakwood Drive attended the meeting to discuss the lien and interest that had been placed on the residence. The homeowner appealed to the Board to waive the fees related to the application and removal of the lien that has been placed on the property. The homeowner purchased the home in 1999. Several years ago, the family moved to Naperville. The house is advertised for sale or rent but has been unoccupied since the move. The homeowner first became aware of the lien placed on his property after getting the notice of the lien along with a bill for the cost of placing the lien. The homeowner indicated that his mail is forwarded and that there are times that the mail does not get to him. He indicated that he had always been prompt in paying his dues in the past and indicated that it was unfortunate that the lien had been placed before he had a chance to resolve the issue.

Jerry Harlow summarized the attempts made to contact the homeowner both at the Oakwood address and his new address in Naperville. Eleven attempts had been made to contact the homeowner prior to placing the lien. The last three communications were sent to the homeowner's new address. The OHA waited 10 months prior to placing the lien.

The homeowner indicated that it is a difficult financial time for him due to the fact that he is supporting two mortgages and that the additional cost related to the placing of the lien created a financial hardship for him. Members of the Board shared their views regarding the financial responsibility. The cost has been incurred because the OHA could not contact the homeowner. Waiving the cost does not negate the fact that the cost was incurred. If the fee is waived, the remaining homeowners who paid their dues on time will be covering the cost of the lien. It was felt that was an unfair burden on the other homeowners. An offer was made to the homeowner to set up a gradual payment plan to alleviate the hardship.

Prior to leaving the meeting, the homeowner asked the board to consider waiving the fees associated with the lien. The Board agreed to discuss it and get back to the homeowner.

Treasurer's Report



Jerry Harlow reported that liens have been placed on 3 more houses. That makes 6 homes in the development with liens. One home has two liens placed on it. The homeowner indicated the desire to clear the lien. Jerry directed him to Jack Hubeny for the removal. The homeowner will need to pay Jack a fee for the removal of the lien. The Homeowners association holds the first lien and will be paid first. The homeowner will need to clear both liens.

The bill for the audit has not yet been received.

President's Report

The date of the next Board Meeting was discussed and approved. The next Board Meeting is scheduled for Thursday, May 7th, 2009.

Matt informed the Board that a homeowner would be attending the meeting to discuss the lien that has recently been placed on his home for non payment of dues. The homeowner wants to ask the Board to consider waiving the cost of the lien. Prior to the arrival of the owner of the home at 769 Oakwood Drive, Matt led a discussion of the facts regarding the billing process and the placement of the lien. The homeowner contacted Jerry upon receipt of a bill for \$400+ as a result of the placement of the lien. Jerry suggested the homeowner attend the meeting to plead his case. The Board reviewed the efforts made to contact the homeowner prior to placing the lien. The option to split the cost of the placement of the lien with the homeowner was discussed. The members of the Board commented that waiving the fee for one homeowner places additional burden on the remainder of the homeowners. Although the consensus of the Board members was that the fees should not be waived but it was agreed that the Board would hear the case of the homeowner.

After hearing the comments of the homeowner, the Board reinforced the decision to not waive any fees related to the lien.

Vice President's Report

Roger Westman confirmed that the Garage Sale is still scheduled for June 12th and 13th.

Roger shared the exciting news that he and his wife Nancy were recently honored as citizens of the year at a dinner hosted by the Village. Four citizens were recognized at a dinner held at Oakbrook Hills Hotel. The members of the Board congratulated Roger.

Committee Reports

Landscape Committee

Jayne Scroger reported that the landscaper began their work this year on April 1st with the clean up of the flower beds. Jayne obtained a quote from the landscaper for addressing the erosion at the lake. The price includes filling in the dip at an inlet with topsoil and seeding the patch.

Jayne has an appointment with the irrigation supplier, Aquamist, on April 11th. It is expected the cost for their services will be the same as last year. Jayne will scan and email the contract. The company will charge an additional fee for fixing a leak in the system.

Jayne will go in a week to start looking for pine trees to replace the three that were lost last year. Hinsdale Nurseries have the best selection.



There will be a clean up of the basin on the east side on April 25th.

Communication

Jerry Harlow reported that the Oak Leaf will be delivered on June 1st. The articles for the newsletter are due on May 1st. Jerry indicated that the Pill family may not be able to do the delivery this time due to illness in the family. Jerry reviewed the list of articles expected for the Oak Leaf.

Technical

Matt Johnson indicated that there is no new information to share for this committee. This topic was deferred until the following meeting due to the preparations for the Annual Meeting.

Social Committee

Theresa hosted a dinner for the volunteers that helped her with recent social events. This is a way of thanking them for their participation.

Theresa reported that she was working on choosing a date for the Barbeque. She is trying to avoid football Sundays.

The report began with a discussion of the Fishing Derby which is scheduled for May 30th. Brad Alexander is coordinating this event and may try to do more than one derby this summer. Brad has expressed an interest in having a DJ for the event. One concern was raised. The homeowners near the lake need to be consulted regarding the level of noise resulting from the DJ. Theresa indicated that there is sufficient money in the budget for the DJ. All commented that money spent should be focused on the children participating in the event. Concern was expressed regarding advertising for this event. If the plans are not set by May 1st, the event will not be in the Oak Leaf and flyers will have to be distributed.

Theresa reported that dates have not been secured yet for the Halloween party. The Halloween party and the Barbeque are the next events to be planned.

Lake Management

The repair of the swale was discussed. It was the consensus of the attendees that the swale work be done as soon as possible. There are cost savings of \$300 if the landscaper can do the swale at the same time as he repairs the erosion at the lake. There is a desire to correct the lake erosion prior to the Fishing Derby. The Lake Management committee will finalize plans for this work.

Ken reported that Paul Marbach kindly cut up and disposed of a tree that fell on the eastern shoreline. The stump will still have to be removed but Paul's efforts saved the OHA a significant sum of money.

Ken walked the attendees through the draft of the contract that has been drawn up for the application of Cutrine to avoid algae blooms. The attendees offered suggested changes to the contract. Ken indicated that the contract would be reviewed one more time by the committee and a homeowner with a background in law.

Ken indicated that the aerators will be turned on at the end of May.



Old Business

In deference to planning for the Annual Meeting, a detail discussion of the concern regarding the erosion around the railroad ties on a homeowner's property was deferred until an upcoming meeting. It was noted that the homeowner has not responded to the letter sent regarding the concern.

The remainder of the meeting was spent planning for the Annual Meeting. Matt indicated that the Agendas had been mailed. It was agreed that 120 ballots be created for the voting in of Board members. Proxy forms were also sent and copies were distributed to attendees to share with neighbors who will not be attending the meeting. All bills for postage, envelopes and printing will be submitted to Jerry for payment.

The room will be set up and ready for the meeting by 6:30. Jan, Jean Harlow and Nancy Westman will greet arriving homeowners, check them in and distribute ballots and ticket for the door prizes. Refreshments will be available from 6:30 through the end of the meeting. The meeting will be called to order at 7:00.

Matt reviewed the agenda. Matt will make welcoming remarks and then call the meeting to order. He will ask for a motion to waive reading of the minutes from 2008. There will be introductions of the members of the Board of Directors. Each Board member will be given a few minutes to address the group. The officer's reports will follow.

Roger will present the nominations and solicit nominations from the floor. The attendees will be asked to vote and votes will be collected and tallied.

There was a discussion surrounding door prizes. Roger Westman did obtain two very nice door prizes for the meeting. Marriott has contributed an overnight stay and the Best Western has also contributed an overnight stay. First DuPage Bank contributed pens and pads of paper that can be distributed at the sign in table. A suggestion was made that two restaurant gift certificates be purchased from OHA funds for door prizes. A vote was taken on the expenditure. Seven attendees were in favor with one negative vote.

New Business

Matt indicated that the Tap House Grill donated a Gift Card to the Homeowners Association. The homeowners who submit Interest Surveys were entered into a drawing for the Gift Card. Shawn LeDeiux was the winner of the drawing. As a result of the Interest Survey, several homeowners have volunteered to help during upcoming social events.

Flooding at Westman Beach will be a topic for an upcoming meeting.

Matt asked for a motion to end the meeting. Roger Westman made the motion and it was seconded by Theresa Marbach. The meeting was adjourned at 9:40 P.M.