



Board of Directors Meeting Minutes Thursday, July 9, 2009

In attendance:

Matt Johnson
Jerry Harlow
Jan Girolamo
Jackie Hummel
Theresa Marbach

The meeting was called to order at 7:04 P.M. A quorum was present.

The June minutes were reviewed. Matt noted that there was a typo which will be corrected. Jerry motioned for acceptance of the June minutes. Jackie seconded the motion and all voted in favor.

Subsequent to the June meeting the Board needed authorize expenditures necessitated by algae clean up efforts. The review and vote was held via email. The following motions were made by Matt Johnson on July 27th.

Motion 1: I move to permit the LMC to utilize gasoline powered motors on their boats for the purpose of a mass algae removal effort. Per OHA Common Area Rules section 12, paragraph c: "A motorized boat may only be used in/on Lake Charles with the express permission of the Board of Directors or their designee."

Motion 2: Per Brad Alexander's estimate of \$25 for materials and Mark Nelson's estimate of \$125 for disposal, I move to allow up to \$200 for this project

Matt Johnson, Roger Westman, Jerry Harlow, Jan Girolamo and Tadas Birutis all voted in favor.

The next meeting date will be Thursday, August 6th, 2009 at 7:00 P.M.

Members Forum

No general members were present.

Treasurer's Report

Jerry Harlow reported that the OHA has \$154,000 in assets with \$13,000 in Accounts Receivable. Revenue to date is \$37,050. Expenses to date have been \$30,000 which is 53% of the \$56,000 budget for 2009. To date, the Communications Committee has used 44% of its budget. The Social Committee has used 57% of its budget. The Lake Management has used 43% of its budget. The Landscape Committee has used 45% of its budget. The Board has used 88% of its budget.

Jerry reported that as of the end of June 98 homeowners had not paid dues. As of the Board meeting, 13 more homeowners submitted dues. Eighty five homeowners are now delinquent. Jerry will send out reminders at the end of July and include the fine of \$10. Jerry noted that several people have overpaid. Those funds will be credited to the homeowner's account rather than issuing a refund.

President's Report



The date of the next Board Meeting was discussed and approved. The next Board Meeting is scheduled for Thursday, August 6th, 2009.

Vice President's Report

Roger Westman was unable to stay at the meeting.

Committee Reports

Landscape Committee

As of the July meeting, Jackie Hummel took over the chairperson role for the Landscape Committee.

Communication

Jerry Harlow reported that next Oak Leaf will be published on September 1st. Articles are due August 1st. Jerry passed out a proposed list of articles for the Oak Leaf. It is especially important that there be an article about the algae in the Oak Leaf.

Technical

Matt Johnson reported that the developer that is interested in working on the document imaging software will not be back in the country until the middle of August. An update will be given in September.

Social Committee

Theresa reported that plans for the Barbeque are underway. Theresa is planning relay races and games and is looking for help in running those events. Jackie suggested offering High School students the opportunity to log volunteer hours for helping at the community event. Theresa has not yet hired entertainers for the Halloween party.

Lake Management

No representatives from the Lake Management Committee were present at the meeting. The Board Members that were present discussed the efforts surrounding the control of the algae in the lake. It was noted that the heaviest algae appeared to be at the beach. It appears that the Cutrine is not addressing has not been as effective as hoped. The LMC is proposing that Ben begin manually rake and collect the algae for a maximum of 40 hours per week. If the manual gathering of algae is not effective, the possibility of spreading Copper Sulfate again could be explored.

The Board members present raised the issue of where the algae would be put once it is raked and the issue of disposal. The concern was also raised that the approach may not be realistic given the fact that the algae appeared to cover about a third of the lake. The Board could not approve pursuing the manual raking approach without addressing the issues that were raised.



Old Business

Matt Johnson reported that there has been no response to communications regarding the railroad tie/erosion issue.

The condition of the fence along Ogden Avenue was discussed briefly. It was decided that it should be brought to the attention of Bob Scott. It was also suggested that a reference to the fence and the commitment of the homeowners whose property it borders to maintain it be included in the President's address in the upcoming Oak Leaf.

The flooding at Westman Beach was discussed briefly. There is a meeting with the village regarding drainage on July 14th.

Jerry Harlow reported on the progress of the Oakwood Drainage Survey. More than 70 homeowners submitted a survey. Jerry proposed sending a copy of the survey to the Engineering firm that is consulting on the drainage project for the Village. Jerry will copy the Mayor, Ron Searle, and Steve May on the communication. The possibility of sharing the results of the survey with the Westmont Progress for possible inclusion in an upcoming issue was discussed.

New Business

With the submission of Jayne Scroger's resignation, there is an open position on the Board. An article notifying residents of the opportunity to participate on the board will be included in the Oak Leaf. If anyone on the Board is aware of a homeowner who would be a good candidate, they should suggest the person at an upcoming meeting.

Jerry Harlow reminded the Board Members that he would be leaving the Board and his committee positions upon completion of this term. Jerry suggested that succession planning for both the Treasurer and the Communications Committee be done in upcoming meetings.

Jackie Hummel made a motion to end the meeting. Jerry Harlow seconded the motion. All were in favor. The meeting was adjourned at 8:18 P.M.