



Board of Directors Meeting Minutes Thursday, February 4, 2010

In attendance:

Matt Johnson
Jan Girolamo
Jerry Harlow
Mark Nelson
Jackie Hummel
Ken Brennan
Bob Scott
Bill Schultz

The meeting was called to order at 7:03 P.M. A quorum was present. The January Minutes were reviewed. Jerry Harlow made a motion to approve the minutes. Mark Nelson seconded the motion.

The next meeting date will be Thursday, March 4th, 2010 at 7:00 P.M.

Members Forum

Matt Johnson welcomed Bob Scott and Bill Schultz to the meeting.

Treasurer's Report

Jerry Harlow reported on dues collection for 2009. Letters are ready to be sent certified, return receipt, to notify the remaining 8 homeowners who have not paid 2009 dues. The letter indicates that payment needs to be received before March 18th or a lien will be placed on the home. Jerry will verify the legal ownership of each property.

Jerry indicated that the CD's have expired and rolled over into a new term and interest rate. The prior interest rate was 4.8% and the new rate is 1.8% which is a reflection of the current state of the economy. The term for the new CD's is 2 years.

Expenses are running under budget for the first month of the year due to the timing of the billing for insurance and audit services. It is expected that the expenses will be on track with budget by March.

President's Report

The date of the next Board Meeting was discussed and approved. The next Board Meeting is scheduled for Thursday, March 4th, 2010.

Vice President's Report

Roger Westman was not present at the meeting. It was noted that Roger is home recuperating.

Committee Reports

Landscape Committee



Jackie Hummel indicated that there was nothing new to report.

Communication

Mark Nelson reported that the Oak Leaf was delivered.

Technical

Matt Johnson reported he has not gotten additional interest in the Technical Committee.

Social Committee

Theresa Marbek was not present to give an update on the Social Committee.

Lake Management

Ken Brennan deferred further discussion due to the earlier discussion related to the Lake Charles erosion issue.

Old Business

The updates on old business issues were:

Lake Charles Railroad Tie Erosion – The meeting with the Cramer's and the Village of Westmont occurred on January 25th. Based on the results of the meeting, Bob Scott and Bill Schultz were invited and attended the February OHA Board Meeting.

Ken Brennan initiated the conversation by reviewing the events that led the OHA to approach the Village for support. At the end of 2008, Ken Brennan brought the erosion to the attention of the OHA Board. The concern was that should the wall collapse, the railroad ties could block the outlet causing the water to rise too high and homes to be flooded. The OHA thought it was prudent to address the issue on behalf of the homeowners who could be affected. In January of 2009, a letter was sent to the Cramer's expressing the concern and asking them to take action repair the damage. With no response to the letter, the OHA researched and found documentation dating back to 1996 which indicated that the Village had approached the Cramer's regarding the repairs. Further documentation was discovered showing that the Village approached the Cramer's again in 1999 noting that the repairs had not been addressed.

When the wall collapsed and there was no response from the letter sent, the OHA approached the Village asking them to enforce the Village ordinances that prompted them to write the two previous letters. The Village's response was to schedule the meeting on January 25th. During the meeting on the 25th, the Village representatives questioned who was responsible for the repairs; the Cramer's or the OHA. The Village had reviewed the OHA's CC&Rs and was questioning the definition and use of the term "common area" and/or "Common Area". The Village believes that the OHA is responsible for maintaining the common areas discussed in the CC&Rs.



Homeowners Association

Oakwoodha.org

A Not For Profit Corporation

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

The OHA contends that the capitalization/non-capitalization of the term is not an indication of the areas defined as common. The Board agreed that the definition of Common Area (common area) is an area that is for the common use and enjoyment of all OHA members. By definition, that would only include Westman Beach and the Eastern Shoreline. As defined, the common areas (whether capitalized or not) do not include easements or sub-lots.

As a result of the Village questioning the ownership of the property in question, various members of the OHA researched and reviewed plats of survey that defined lot lines and contained documentation stating ownership. It was determined that more research was required related to the lot lines and the intent of the CC&Rs. Once the documentation is gathered, a follow up meeting with the Village will be held to review the documentation.

It was noted that the potential blockage of the outlet has been addressed with the work done on the swale in 2009.

Westman Beach Flooding – Options for eliminating the flooding at Westman Beach were reviewed. One suggestion was to put a swale on either side of the beach and re-landscape the beach area to accommodate the swale. The other alternative that was suggested was a French drain.

Oakwood Drainage Survey – The results of the drainage survey are being delivered in two parts. The first part was issued in January. One of the findings is that the sewers stop too short. It is expected that the recommendation will be that the village extend the sewers allowing homeowners to connect private drainage systems to the main sewers. The final report will be issued in the near future.

Tree Dedication – The possibility of either planting a tree or installing a bench in honor of Jayne Scroger was discussed briefly. The rest of the Board will look to Jackie Hummel for a recommendation.

New Business

The topic of a speaker for the Annual Meeting was discussed. One suggestion was to invite Steve May to address the preliminary results from the drainage survey as it relates to the Oakwood Community. It was recommended that one or two nice prizes be purchased for the raffle. One suggestion was a restaurant Gift Certificate.

Jerry Harlow made a motion to end the meeting. Mark Nelson seconded the motion. All were in favor. The meeting was adjourned at 9:33 P.M.