



---

**Board of Directors Meeting Minutes**  
Thursday, March 4, 2010

**In attendance:**

Matt Johnson  
Jan Girolamo  
Jerry Harlow  
Mark Nelson  
Jackie Hummel

The meeting was called to order at 7:08 P.M. A quorum was present. The review and approval of the February minutes were deferred until they could be completed and published.

The next meeting date will be Thursday, April 1st, 2010 at 7:00 P.M.

**Members Forum**

No general members were present at the meeting.

**Treasurer's Report**

Jerry Harlow reported that the only expense to date was \$700 for stocking the lake with fish.

As of the prior month, there were eight homeowners who had not yet paid 2009 dues. Of the eight, five owe dues for more than one year. Two of the 8 have since paid the outstanding dues. Certified, return mail, letters were sent to the remaining six. To date 2 signed receipts have been returned and 2 letters were returned as non deliverable. One of the undeliverable letters was sent to a house that is known to be vacant. One of the outstanding bills is for a home that already has a lien placed on it and one of the other homes is in foreclosure. Jerry recommended suspending action until next month. All agreed.

Jerry noted that there is \$129,000 in the treasury.

**President's Report**

The date of the next Board Meeting was discussed and approved. The next Board Meeting is scheduled for Thursday, April 1st, 2010.

**Vice President's Report**

Roger Westman indicated that he has nothing new to report. He noted that he felt good and it was good to be out and about again. Roger expressed gratitude for the generosity everyone showed during his recuperation. Roger was asked about the garage sale. He will check on the June date and noted that the October garage sale is unique to the OHA rather than part of the Westmont North side garage sale held in June.

**Committee Reports**

**Landscape Committee**



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

Jackie Hummel reported that there was one response to the appeal for help with re-landscaping the Beach. Pat Mangelsdorf has volunteered to help. Jackie noted that Pat expressed concern about the geese on and around the lake. Jackie indicated that she would begin working with the landscaper at the end of March.

It was noted that there was no pre-arranged garbage pick up at the lake during the winter months. Jackie will be looking for someone to take that responsibility.

## Communication

Mark Nelson indicated that there was nothing new to report.

## Technical

Matt Johnson reported he has been experimenting with Google Search. He thanked Jerry Harlow for Taking the initiative to setting up the document storage for the OHA. Jerry indicated that it did not require much time.

The first gigabyte of space is free and the price of \$5 per year for an additional 20 gigabyte of storage is reasonable.

The remainder of the discussion focused on the types of documentation that should be scanned. Jerry noted that 80% of the paper documentation is minutes from prior meetings. He questioned how long minutes should be kept in paper form. I was agreed that in addition to agendas and minutes, the Articles of Incorporation and the Trustee Deed to the Lake and Beach should be scanned. Especially important are any minutes taken at sessions where changes to the CC&Rs are discussed. Roger was asked if he has a copy of the letter indicating that the Homeowners who live along Ogden Avenue are responsible for maintenance of the fence.

Matt indicated that he would be willing to scan all documents if Jerry could organize them in stacks.

There was some discussion of assigning responsibility to a librarian for the image archives.

## Social Committee

Theresa Marbek was not present to give an update on the Social Committee. The date for the Easter Party was in the last Oak Leaf. Theresa should be confirming the date for the Annual Barbeque.

## Lake Management

Mark Nelson reported on Ken Brennan's behalf that dye will be added to the lake in April to avoid early Algae blooms. Mark indicated that one member of the LMC will attend the ILNA Conference.

The LMC has ordered fish for the spring.

## Old Business



# Homeowners Association

Oakwoodha.org

A Not For Profit Corporation

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

The updates on old business issues were:

Lake Charles Railroad Tie Erosion – Progress on this topic since the last Board meeting was reviewed. Ken Brennan has completed a review of his files and has more documentation to support the OHA's efforts. Feedback from Bob Scott indicated that the Village felt they needed to do much more research before they stood behind their earlier actions.

It was agreed that the OHA needed to complete the review of plats of survey and other documentation prior to a meeting with the Village. This will include a review of the wording in the CC&R's and any documentation supporting the intent of the wording.

Oakwood Drainage Survey – There was no news to report on the Drainage Survey.

Tree Dedication – This topic is on hold until spring of 2010.

## **New Business**

The topic of a speaker for the Annual Meeting was discussed. People who are responsible for various aspects of Westmont government and education were named and discussed. An alternative would be to dedicate the time to the efforts of the Lake Management Committee to control the growth of algae. Matt will explore the availability of the people named.

The schedule for preparing and distributing Annual Meeting materials (Proxies, Ballots, and agenda) was discussed. The notices should be sent to homeowners 20 to 30 days in advance of the meeting. It was recommended that the mailing be sent at the beginning of April.

Jerry Harlow 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.