

Oakwood Homeowners Association

ANNUAL MEETING

April 26, 2010

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), Mark Nelson, 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 2009 minutes. The motion was seconded. By voice vote, the membership unanimously approved the minutes of the 2009 Annual Meeting.

PRESIDENT'S REMARKS

Matt Johnson introduced himself and thanked all the homeowners for spending the time to attend the meeting. Matt also thanked all of the Board Members and Committee Chairs for the time they dedicate to the OHA. The OHA currently has a full Board. Matt noted that is good to have new faces on the Board and welcomed any of the general membership to volunteer to play a role in the organization

TREASURER'S REPORT

Jerry Harlow reported on the 2009 audit, the assets held by the Homeowner's Association, the budget for 2010 and dues.

Fred Kmetz, CPA, performed the audit. The audit for the period ending December 31st, 2009 was concluded satisfactorily. The 2009 Audit will be published in the June, 2010 Oak Leaf.

The Assets at year end were \$126,217. \$98,832 of the assets are held in a CDs. There was \$35,799 held in a Money Market fund account. The remaining \$1,600 was in a checking account. Jerry indicated that the assets are divided between different type of instruments to maximize interest earned.

The revenues for 2009 were \$51,500 with expenses of \$61,900. In 2010 it is projected that revenues will be \$51,400 with expenses of \$56,700. There were several factors impacting the revenue and expenses in 2009. A major repair to the Westman Beach inlet drain was funded by the OHA rather than the Village and the Landscape contract increased by 3%. These two factors represent an increase in expenses. A decrease in expense was realized because the Directory was not published in 2009. Revenues were below budget because 15 homeowners did not remit dues and advertising revenues from the directory are only realized in years the directory is published. Income was not realized on CDs in 2009.

Jerry summarized the outstanding dues; five homeowners owe multiple years dues, three homeowners owe 2009 dues and six homeowners owe late fees for 2009.

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. Matt Johnson
2. Jerry Harlow
3. Mark Nelson

Roger offered the general members an opportunity to add names to the ballot.

Mark Nelson made a motion to close the nomination. The motion was seconded by Matt Johnson and nominations were closed.

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

SPECIAL PRESENTATIONS

Lake Charles Algae Concerns – Mark Nelson

Mark Nelson reported on the progress the OHA made controlling algae in Lake Charles. The reasons for algae growth include the use of phosphorus rich fertilizers, the relatively stagnant water and the use of copper sulfate to control the algae. The Lake Committee is always looking for more effective ways of controlling algae. In 2009, new methods of algae control were used to try to limit the amount of chemicals introduced into the lake. The new methods included the use of Cutrine and manually raking the algae off of the surface of the lake. When the new methods failed, a new program was implemented. The new program involves the application of copper sulfate and the introduction of a blue dye to the water. The new program was introduced in August of 2009 and proved to be much more effective. The Lake Committee is optimistic that the use of this program in 2010 will keep the algae under control and return Lake Charles to its former beauty.

Lake Charles Shoreline Maintenance – Matt Johnson

Matt Johnson reported on the OHA's efforts to ensure repairs to eroding property on the Lake. The OHA approached homeowners directly and attempted to get the Village to enforce repairs. After much discussion it was determined that assignment of responsibility for the repairs is ambiguous enough that the Village could not intercede. The Village has recommended that the OHA CC&Rs be amended to remove the ambiguity. There are challenges to amending the CC&Rs due to the cost of obtaining legal advice, lack of volunteers to participate in the effort and the number of votes that would need to be obtained to pass the amendments. The purpose of the presentation was to inform the membership

of the actions taken to date. Matt responded to many questions from attendees related to the erosion issue, potential for lake flooding and the recommended frequency for lake dredging.

COMMITTEE REPORTS

Lake Committee – Ken Brennan (chairperson) reviewed the committee’s accomplishments for 2009. The Committee’s achievements include the addition of plantings to the Eastern Shoreline, addition of Bass to Lake Charles, maintenance of the algae control program, and use of “Flight Control Plus” to discourage geese from populating the beach area. The committee’s plans for 2010 include maintenance of the aeration system., use of herbicide to control invasive plants, use of “Flight Control Plus” to discourage geese population, improvements to the path along the Eastern Shoreline and addition of Bass to Lake Charles. Ken announced the date for the Westman Beach and Eastern Shoreline CleanUp. The event will be held on Saturday, May 1st. Ken encouraged others to join the committee.

Ken did a presentation on the erosion that occurred at the Beach Inlet. Ken described the cause of the issue and the repairs that were needed to correct the problem. The total cost of the project was \$7,055.

Landscape Committee – Jackie Hummel is the chairperson for the Landscape Committee. TJ’s Lawn Care provides regular maintenance of common areas. TJ’s is very responsive to the needs of the OHA resulting in a good working relationship. There were some new plantings done in 2009. Black-Eyed Susans and Day Lilies were added at the southern entrance on the Citadel side. The committee is evaluating the placement of a memorial to Jayne Scroger for her years of service to the OHA. The committee is studying the design of the beach landscape with an eye to eliminating the erosion of the beach area. Frank Brady was thanked for his participation on the committee. The general membership was invited to join the committee.

Communications – Mark Nelson (chairperson) reviewed the purpose of the Communications Committee, to ensure good communication between the Board, Committees and members. Mark 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. Mark 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.

Social Committee –Theresa Marbach (chairperson) indicated that the social events had record attendance in 2009. Theresa indicated that the Fishing Derby is quickly becoming one of the most popular events for both children and adults. Theresa once again thanked Lynn Zastrow and Susan Hoekstra for their help coordinating events.

Technology Committee – Matt Johnson (chairperson) indicated that the Technology is still a committee of one. Progress on document storage was made this year. Matt thanked Jerry Harlow for researching and finding an online storage medium for OHA documents. Until now, documents have been stored in boxes in homeowner’s basements and garages. All of the paper documents will need to be scanned, stored and indexed online. The Board is working on establishing a caretaker for the archive.

The Technology Committee will be taking over the management of the OHA Website.

NEW BUSINESS

The results of the Water Drainage Survey were discussed. The OHA collected the most feedback within the Village. The OHA is on the radar for potential improvements because of the volume of feedback. Despite the amount of information provided by the OHA, the Oakwood subdivision is not the area of the Village most affected. There are other areas of the Village that consistently have flooded homes during heavy rains. The Village will address issues in these areas first.

It was noted that there would be a relay race through the Oakwood subdivision benefitting St Judes on Memorial Day weekend. The race will be held on May 30th. The race will be followed by a Pancake Breakfast.

MEMBERS FORUM

A homeowner asked for an update on the power outages in the area. It was noted that the OHA has not received any notifications of outages in recent months. It is believed that the outages have greatly decreased since the upgrades made by ComEd in 2009. It was reported that an outage occurred on Christmas Day in 2008.

A homeowner asked who is responsible for maintaining the dry and wet retention ponds off of 35th street. The Village is responsible for maintaining both retention areas.

A homeowner asked for clarification regarding the purpose of the maintenance easement. The OHA Board cannot clarify the use of the easement. It can be inferred that the easement is for the use of the OHA but there is no official complete or binding documents to confirm. The OHA does not have any documentation that defines the boundaries of the easement.

It was noted that Roger and Nancy Westman were nominated Citizens of the Year in Westmont. It is an enormous honor.

PRIZE DRAWING

A drawing was held for items donated by local businesses. Among the prizes were certificates for car oil changes, gift certificates to Moondance Café and McCormick and Schmick's, steak knife sets, blankets and hotel stays. Businesses that donated prizes include the OHA, Moondance Café, Park Federal, Westmont Toyota, Best Western and Marriot.

ADJOURNMENT

Darlene Garay made a motion to adjourn the meeting. Claudia Kerbel seconded the motion and the membership passed unanimously.

Minutes taken by Secretary Jan Girolamo