



Board of Directors Meeting Minutes Thursday, May 6, 2010

In attendance:

Matt Johnson
Roger Westman
Theresa Marbach
Jan Girolamo
Jerry Harlow
Ken Brennan
Mark Nelson
Julie Cramer
Steve May

The meeting was called to order at 6:59 P.M. A quorum was present. Approval of the April minutes was deferred until the June meeting.

The next meeting date will be Thursday, June 10th, 2010 at 7:00 P.M.

Members Forum

Drainage Survey – Steve May

Steve May attended the meeting to give the OHA an update on the Drainage Survey and plans to address flooding issues. Steve indicated that the purpose of the Drainage Survey was to develop a long term plan for water drainage. The Village originally attempted to complete the study two years earlier when Downers Grove did a similar survey. Westmont is the highest point along the Burlington Northern train line between Chicago and the Mississippi River. Cass Avenue is a major water shed divide. To the west of Cass Avenue, the water drains to the DuPage River. To the east of Cass Avenue, the water drains to the Desplaines River. All of the water in Westmont drains out of the Village.

In 2008, the rainfall was significant during the frozen weather. The weather in January of 2009 were also significant. In March and April of 2009, Westmont residents came to the Village Board meeting to express concern about flooding. The Mayor and the Village Board asked Steve to make recommendations to address resident concerns. The first step was to create an inventory of issues through the Drainage Survey. Residents in Oakwood provided a large percentage of the feedback received by the Village. In addition to the survey, the consultants used aerial topography techniques to identify troubled areas.

The survey feedback was divided into three categories; improvements that will benefit multiple residents, improvements that will benefit a single homeowner and improvements that will require coordination between many residents. The Village was looking for improvements that will provide the most benefit. The completed survey is on the Village website.

The next step was to determine how much improvement could be fit into the 2010 construction season. Based on the results of the survey, the Public Works Committee developed a list of improvements. Ballpark estimates were established. The Village made a list of a handful of projects that would address issues on Hiddenvue Drive, Muddy Waters and Grant streets and 60th and Fairview. There are issues on North Warwick which required cooperation from the Village of Clarendon Hills. The Public Works



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Committee recommended that \$133,000 be allocated for projects in 2010. The final Village budget was passed on the previous Monday. Steve was not certain what was approved at that time. There is no projected completion for projects which did not make the list for 2010.

The water issues that exist on one homeowner's property will not be addressed. It will be the responsibility of each homeowner to make improvements. Jerry Harlow asked how the homeowners will be notified that the Village will not be addressing their issue. Steve was also asked how homeowners can get a list of contractors that can do the necessary work on their property. Contractors hired need to be registered and bonded. Contractors will need to get a license from the Village to do the work. Steve indicated that the Village cannot make recommendations for contractors.

Ken Brennan brought up the topic of drainage at the beach. Excess water flows up over the curb and erodes the sand into the lake. Ken suggested that additional drains would help handle the volume of water. Steve indicated that Noriel be contacted for help determining the best way to correct the problem.

Steve indicated that appropriations are made twice a year. He will let us know when improvements may be planned for the Oakwood subdivision.

Homeowner Concern – Julie Cramer

Julie Cramer previously expressed concern about issues related to Outlot 2. Julie indicated that she is getting to a resolution to the issue. Julie asked why other homeowners affected by Outlot 2 were not notified of the issue. The OHA intends to communicate with homeowners. A draft of the letter was drawn up but new information needs to be incorporated into the letter. The OHA will send letters to the others to alert them to the issue. Julie requested a copy of the letter. Julie went to considerable expense to resolve the issue. One possible solution is a certification affidavit.

Julie also questioned why the OHA did not address flooding in the lake during the Drainage Survey. The OHA relied on responses from the homeowners for the information that was supplied to the Village. No homeowner reported issues with lake flooding. The OHA addresses issues for the betterment of all residents.

Treasurer's Report

Jerry Harlow reported that the invoices for this year were sent May 30th. The expenses for the prior month were minimal. Overall, expenses are running under budget. There are upcoming expenses that will bring the expenses in line with the budget.

President's Report

The date of the next Board Meeting was discussed and approved. The next Board Meeting is scheduled for Thursday, June 10th, 2010.

Vice President's Report

Roger Westman reported on the upcoming Garage Sale. The Garage Sale is scheduled for June 25th and 26th from 8:00 A.M. to 6:00 P.M. Roger noted that participants need to contact the Village two weeks in advance of the sale if they want their address listed in the advertising for the sale. There is no charge permit required for the sale. There will be a \$10.00 deposit for the flags used to indicate homes



participating in the sale. The cost of the flags has increased over time and the deposit does not cover the cost.

The second Garage Sale in October is not supported by the Village. It is an independent sale sponsored by the OHA.

Committee Reports

Landscape Committee

Jackie Hummel was unable to attend the meeting. There was nothing new to report

Communication

Mark Nelson indicated that the Newsletter would be out shortly.

Technical

Matt Johnson reported that there is a minimal charge for the OHA website. It will need to be renewed shortly. It was recommended that the website be renewed for 5 to 10 years if the cost is trivial.

Social Committee

Theresa Marbach reported that there was nothing new on event planning. Theresa would like to host a thank you dinner for all of the volunteers who helped with events. She would like the rest of the OHA Board also attend. She will work on scheduling the dinner for June.

The Fishing Derby is scheduled for June 12th.

Lake Management

Ken Brennan reported that the aerators will be turned on May 5th. The aerators will be turned on for 2 hours the first day. Each day thereafter the aerators will be left on for a longer time until they are fully activated.

Ken has four different estimates for maintaining the path along the Eastern Shoreline:

- \$1,500 for 22 tons of crushed stone,
- \$1,700 for 17 tons of crushed stone and 5 yards of grade 8 gravel,
- \$1,900 for 22 tons of C7 gravel, and
- \$2,200 for 17 tons of crushed stone and 5 yards of grade 8 gravel.

Ken recommended the quote of \$1,700. The quote includes delivery, spreading and rolling. There will be 2 inches of new gravel.

Ken indicated that an algae treatment had been applied earlier that day. To date, there has been one dye treatment and 2 copper sulfate treatments.

Ken noted that there are a lot of dead branches in a tree to the east of the beach. He will send a note to Jackie Hummel asking her to get an arborists recommendation.

Ken addressed questions about the use of the easement. There is evidence that the easement was established for the sole use of Miller Builders for the purpose of new construction. Looking at the plats



Homeowners Association

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of survey from 1971 and 1972, Miller Builders had originally had access to the eastern shoreline from lots 34 and 35. When lot 35 sold early, Miller no longer had access. The only other access that the Builder had was from the north. It appears the easement was established only on the lake lots in order to provide overland access to the eastern shoreline. This easement was used to develop the Eastern Shoreline including plantings and landscape. Once the lake lots were sold, the easement was landlocked. In 1982, an easement was granted from the south due to the goodwill of the businesses on the other side of lot 34. Further information regarding this topic can be found in Ken's Powerpoint presentation.

Old Business

The dedication of a bench or tree to honor the work of Jayne Scroger was discussed briefly. Jackie Hummel will be contacted to determine the appropriate timeframe for the final plan and implementation.

New Business

There were no new business topics introduced at the meeting. It was suggested that the Board meet at the beach to brainstorm on potential solutions for beach erosion.

Jerry Harlow made a motion to end the meeting. Roger Westman seconded the motion. All were in favor. The meeting was adjourned.