



## **Board of Directors Meeting Minutes** Thursday, August 12th, 2010

### **In attendance:**

Matt Johnson  
Roger Westman  
Jan Girolamo  
Jerry Harlow  
Ken Brennan  
Mark Nelson  
Julie Cramer

The meeting was called to order at 7:02 P.M. A quorum was present. The minutes from the May, June, July meetings will be sent to the Board and Committee members for approval by August 16<sup>th</sup>.

The next meeting date will be Thursday, September 2nd, 2010 at 7:00 P.M.

### **Members Forum**

Matt Johnson welcomed Julie Cramer to the meeting. Matt asked Julie about the status of her efforts related to outlot 2. Julie replied that the Board meeting was not a place to discuss issues that are personal to her. Julie indicated that she had posed questions to Matt via email and was awaiting answers. Julie read the article on dredging and does not believe it addresses her questions. There was reference to a 30 year plan. Julie requested a copy of the 30 year plan. Ken believed that one had been developed in 1998 but no documentation is among the current records of the OHA. At this point, there is no plan to dredge the lake. Julie requested that her name not be included in the Oak Leaf article because the article does not address or answer her questions. Mark noted that the article will not mention anyone by name.

Julie asked if anyone on the Board had anything to do with the McCrone property renovations in 2005 or 2006. No one currently on the Board was involved with McCrone or the Village at that time. It was suggested that Greg Pill may have had some involvement.

The letter to the homeowners who are affected by outlot 2 was discussed. The current draft of the letter includes a proposed solution to the issue. Based on the fact that the solution noted has not been workable for Julie, it was decided the letter should be revised to remove potential solution or refer to a potential solution in general. Jerry recommended the second alternative.

Julie questioned why the Village gave Roger Westman a briefing on her issues with outlot 2. Roger replied that he did not talk to the Village on behalf of the OHA. Roger consults with the Village on many occasions because he is personally interested in the welfare of Oakwood.

Jerry Harlow indicated that he would be interested in hearing Julie's side of the issues. He suggested that the OHA would better be able to assist her if we understood what she was attempting to accomplish. Julie replied that she would not discuss it at the OHA Board meeting but would entertain meeting at some other scheduled time to discuss it.

### **Treasurer's Report**



4 E. Ogden Avenue, #313  
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Jerry Harlow reported that the OHA is currently running \$6,000 under budget. Landscape is under budget by \$2,000. Jerry requested that each Board and Committee member submit projections for expenditures through the end of the year. Jerry did not receive any updates so it is assumed that the original projected budget is still accurate. If money is not spent, it will be taken out of the individual budgets and returned to reserves or applied to major projects. There are three significant projects that will require funding. Two trees near the beach need to be removed. The monument at the north entrance is crumbling and needs repair. The beach needs renovation to eliminate the issue of erosion.

Income taxes for 2000 through 2003 were prepared and submitted. The tax preparer charged \$300 for the service. There were no taxes due from any of the years. It is uncertain if there will be a fine for failure to file taxes.

Jerry indicated that the advertising for the Oak Leaf is expiring with this issue. He will send out invoices to see if the advertisers would like to continue.

## **President's Report**

The date of the next Board Meeting was discussed and approved. The next Board Meeting is scheduled for Thursday, September 2nd, 2010.

## **Vice President's Report**

Roger Westman reported that some of the homeowners had a successful garage sale and others did not.

The fall Garage Sale is scheduled for October 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> which is Thursday, Friday and Saturday. Once again, flags will be available to help shoppers find homes which are participating. The deposit on flags will increase to \$15 or \$20 to cover the increased cost of replacement if they are not returned.

It was noted that it is difficult for shoppers to find some of the participating homes due to the layout of the development. It was suggested that a map showing all participating homes be available for shoppers to help them navigate the streets. It is also important to have the Garage Sale signs at both entrances to attract people driving by.

## **Committee Reports**

### **Landscape Committee**

Jackie Hummel was unable to attend the meeting. She has received two estimates for taking the trees at the beach down. One estimate was \$1,450 and the other was \$1,800. Various members at the meeting have had trees taken down and the prices vary widely. It was suggested that more estimates be obtained prior to contacting anyone.

### **Communication**

Mark Nelson reported that the Oak Leaf was sent to the printer on August 11<sup>th</sup>. Mark will start putting the directory together in September. It is estimated that 75% of the people paying dues submitted a directory approval form.

Jerry noted that in the past, he purchased plastic bags with holes at the top to package the directories. The bags keep the directory clean and dry and allow for leaving the directory on doorknobs. Jerry bought the bags online. He will see if he can find documentation from the last purchase.



Mark noted that he is still having issues with Outlook.

## Technical

Matt reported that he had all virtually all of the OHA documents scanned but lost them. He is now rescanning documents.

## Social Committee

Theresa Marbach was unable to attend the meeting. The next social occasion is the fall barbeque.

## Lake Management

Ken Brennan submitted the following report prior to the meeting and reviewed it during the meeting.

We experience a serious rainfall Friday night July 23 – 24. Eight inches of rain was reported for our area. The water rise in the lake was a least four foot over the low water limit. Over night the outlet was clogged with algae. The emergency outlet at the swale worked as designed. About a foot of water was going over the swale at a very fast rate. At 8 AM on Saturday morning lake homeowners were at the trying to clean the algae off the trash rack and keeping the outlet flowing. Cleaning the outlet of algae progressed throughout the day. Many landscaping and RR ties were in the lake. Several boats were floating in the lake as well as a table and chairs. Summary: The Lake operated as designed as a retention pond. If the outlet was clear of algae and obstructions the water should have remained below the high water limit. When the high water limit was exceeded the swale took care of the overflow as designed.

- A. All of the boats are back where they belong. Two paddle boats were locked up on the E. Shoreline for a short time. The owner was identified and picked them up on Saturday.
- B. We have retrieved four RR ties and one landscaping timber which will be cut up and disposed of.
- C. The aerators were off following the rain. The pumps and fans were hit with water during the flood. We will give them a few days to dry off. As of Saturday Aug. 7, the aerators are back in service.
- D. No damage was done to the newly graveled path.
- E. The lake was dyed on Thursday before the rainfall. Much of the dye has been washed out. McCloud recommended a dye addition of 15 gallons in September.
- F. The trash rack on the outlet is constructed of rebar round steel bars welded in a square grid. This design keeps large objects from going down the outlet tile but is also prone to being clogged with sticks, weeping willow branches and algae. When the trash rack gets clogged the square grid makes it hard to clear. Mark Nelson is taking the lead on coming up with better designs.
- G. The outlet is not functioning as designed. A sheet metal pipe connection to the flared end section, just inside the outlet, has come loose and is blocking the outlet. This obstruction



is not allowing the lake to recede to the low water level. Steve May of the village has been advised of the problem and he is having it looked into.

- H. As the water receded algae mats were left on the shoreline and path. This is in the process of being cleaned up.
- I. The dissolved oxygen after the rain storm was over 7 ppm down to six feet and above 4 ppm at 9 feet.
- J. The amount of algae on the lake is down due to the amount of removed to clean the outlet and the algae deposited on land as the water receded.
- K. The thirty-two year old RR tie wall failed at lot 146 next to the large inlet on the West side of the lake. The owner, being a responsible lake homeowner, has taken the responsibility of removing the RR ties from the water and repairing the wall.

Many of the trees along the E. Shoreline were protected years ago against a beaver threat with wire fencing. The Village arborist suggested that we remove this fencing. Fifty percent of this fencing has been removed.

Before the rain two weeks went by that the lake experienced low O2 readings. Mark Nelson is looking into ways of keeping the dissolved oxygen at a high level during periods of high temperature and drought conditions. Speaking with Lyle Erickson of McCloud all the other ponds in our area were experiencing low oxygen levels.

## **Old Business**

The dedication of a bench to honor the work of Jayne Scroger was discussed. It is expected that the bench will be the same style as the one already in place. A plaque needs to be made to dedicate the bench. It was suggested that the company that makes the benches may have the ability to create the plaque. It was decided that the installation of the bench should wait until the renovation of the beach is completed. It is anticipated that a berm will be added to divert water around the beach. The berm and the surrounding landscaping will be done prior to the placement of the bench.

The issues with blockage of the grate in front of the outlet should be addressed before beach renovation. The blockage of the outlet could also cause flooding at the beach. Julie Cramer commented that Ken and Darlene Garay did a great job cleaning the outlet after the storm.

## **New Business**

Jerry Harlow suggested that the management of Google docs be a topic of discussion at the next meeting. Now that the documents are loaded, it is important that procedures for managing the information be developed.

The common area rules have been revised. Jerry made a motion to approve the revisions. Mark Nelson seconded the motion. Matt Johnson restated the motion to accept the revisions to the common area rules as presented by Jerry Harlow on August 10<sup>th</sup>, 2010. All voted in favor. Matt noted that the motion to accept the revisions to the common area rules as presented by Jerry Harlow on August 10<sup>th</sup>, 2010 carried.



# Homeowners Association

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It was noted that an additional \$500 was approved for another dye application.

Jerry Harlow recommended that all Board members go look at the monument at the north entrance prior to the next meeting in order to better participate in a discussion of the repairs.

Jerry Harlow made a motion to adjourn the meeting. Roger Westman seconded the motion. All were in favor. The meeting was adjourned at 8:50 P.M.