



2012 Annual Meeting Minutes
Monday, April 23, 2012

In attendance:

	Name	Officer	Committee Head
X	Matt Johnson (Dir)	President	Tech
	Roger Westman (Dir)	Vice President	
X	Jerry Harlow (Dir)	Treasurer	
X	Laura Connolly (Dir)	Secretary	
X	Brian Cunningham (Dir)		Communications
X	Mark Nelson (Dir)		Landscaping
X	Lynette Tuggle (Dir)		
X	Ken Brennan		Lake Management
	Yvette Johnson		Social

The meeting was called to order promptly at 7:00 p.m. by Matt Johnson.

71 households represented (37 households present and 34 by proxy); a quorum was present.

Gregg Pill -1024 Williamsburg made a motion to waive the reading of the 2011 annual meeting minutes. Bill Poncer – 1104 Williams seconded the motion. 46 members passed the motion, 1 member Julie Cramer – 559 Hamilton opposed.

The current Board of Directors was introduced and the meeting began with Officer Reports.

President's Report

Matt highlighted his mission as President, accomplishments, and points he is continuing to work on.

Matt spoke of Roger's loss and the impact Roger made on the board and our community. There will be a memorial service at Veterans Memorial Park on Saturday, July 21st at 9:30am. \$435 has been collected already toward a memorial bench for Roger to be placed somewhere around Lake Charles, additional donations can be made by reaching Matt at oha@oakwoodha.org.

Treasurer's Report

The 2011 audit was published in the March 2012 Oak Leaf. The 2011 audit and/or 2012 budget are available by email request.

Lynette showed a pie chart of the 2011 expenses; 58% goes toward landscape and lake maintenance, 9% social events, 30% insurance and legal fees, 3% newsletters.



The 2012 budget year over year is similar to the 2011 budget for most categories. The 2 exceptions are publishing the directory which is budgeted as \$1,000 and \$25,000 for the monument project that will be talked about later.

Given the two additional budget items, we are still going to have a reserve well over \$100,000.

Another point that was addressed, the OHA would have more income from dues if all homeowners were up to date. Currently there are 10 households under foreclosure and/or have a lien on them.

The board is proposing an increase of \$3 to the annual dues from \$114 to \$117. Invoices will be out shortly, with a due date of May 31st.

Bob Nutter – 644 Baltimore had a question about the bad debt to write off homes under foreclosure, Lynette addressed.

Julie Cramer – 559 Hamilton had a question about the 2011 audit. She also questioned the 2009/2010 audit. The active boards during those years reviewed the results.

Julie Cramer – 559 Hamilton asked about a supplemental schedule with the audit and wanted more detail with the expenses year to year, same as the budget. Lynette answered Julie's question that the auditor's report is more compressed and that there are specific line items for the category versus specific line items.

Julie Cramer – 559 Hamilton questioned again the supplemental schedule and the requirement for more detail on the reports provided. The audit has been published in the same way each year; there has not been a change.

2012 Board of Directors Election

There are 7 seats on the OHA board, 3 seats are up for election on the even years and 4 seats on the odd numbered years. 4 people were running for the 3 available spots. Jerry Harlow was not running again for another term, Matt Johnson and Mark Nelson were along with 2 other candidates; Brad Alexander and Julie Cramer. Lou Ricciardi had been appointed to the vacant director position Roger Westman held.

Each new candidate addressed the homeowners present and provided reasons as to why they should be elected. Bill Schultz – 642 Newport asked to hear from Matt and Mark as well stating their positions as to why they were rerunning for the board.

Each homeowner was provided a ballot and able to select 3 candidates. The votes were collected and counted to be announced later in the meeting.

Committee Reports

Social Report



Homeowners Association

Oakwoodha.org

A Not For Profit Corporation

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

- Easter Egg Hunt – Julie Cunningham ran the recent Easter Egg Hunt
- Fishing Derby – June 2nd at 3pm, the 9th will be the rain date
- Fall BBQ – September 16th
- Halloween Party & Winterfest will follow
- Volunteers needed to help out each event and those that are interested can email oha@oakwoodha.org or contact each of the board members listed on the Oak Leaf

Lake Report

- Lake Management Committee (LMC)
 - Ken introduced the committee members present
 - More volunteers are needed – pad of paper was in the back to sign up
 - May 19th and June 9th will be the next work days
 - Ken reiterated the loss of Roger and how he will be missed by the LMC
- Lake Charles
 - Aerators and bubblers on the lake are essential for the health of the lake and fish
 - Increasing the oxygen levels in the lake helps to eat up the sludge at the bottom of the lake
 - Reducing the sludge reduces the risk of clogging the outlet
 - Heavy rains the year prior doused the aerators and they are all now back in service with new pumps
 - Fish stocking will happen in the Fall to add to the healthy supply of largemouth bass and fathead minnows
 - Algae has been greatly reduced since the algae has been treated with copper sulfate and a blue dye has been added to the lake
- Eastern Shoreline
 - 2 big windstorms in April and July took down large limbs and additional branches
 - Ken Marbach worked very hard to cut up large logs to minimize the danger along the path
 - Volunteers worked to clear up the debris along the Eastern Shoreline path
 - A contractor was called to clear the more difficult debris that we did not want to put volunteers in danger

Technology Report

- Formed 4 or 5 years ago by Matt
- Google Docs is used to store all documents published by the board and other important documents
- Requests for documents can be made in writing with what is requested and why it is being requested to the oha@oakwoodha.org email
- In the future Matt would like to work on a function to ask for feedback and create a contractor list like Angie's list

Communications Report

- Quarterly Oak Leaf printed locally and delivered by Gregg Pill's kids, Matt thanked them for their time.
- Directory will be published at the end of the year. To be included you must submit a new form. Brendan Connolly – 770 Oakwood Dr asked if we had an online version of the



directory that could be password protected. Matt answered that we do not have that capability at this time, if it were posted on our site, it would be public and there is information included that each homeowner may not be comfortable sharing.

- Email distribution – to be added email oha@oakwoodha.org

Landscape Report

- TJs – let Mark know if there is any feedback if they are not doing a good job
- Mulch has been added to the 35th street entrance
- Sprinkler system – the Ogden Ave side has had some programming and power issues along with possible leaks leading to increased water bills. The board is looking into it.
- Mark thanked Frank Brady for his help with some of the power issues.
- Mark thanked Jackie Hummel for the tulips and red flowers she planted again this year.
- Sand has been added to Westman beach – Mark is looking into the erosion issue we have.
- Geese seem to be under control, common areas around the lake continue to be treated. As pointed out by Matt Johnson – 1041 Oakwood Dr, the substance is non toxic and not harmful to the geese.
- Moment project - we took out for bid the proposed project and design

Special Presentation

Oakwood Dr & 35th Street Monument Reconstruction Project

Mark Nelson presented on why the board feels now is the time to look into replacing the 35th street monuments.

Over the last year, articles were written about the monuments in preparation of the annual meeting, so that the homeowners would be aware of the topic. There are pieces of rock falling off and the structure are weaker and potentially at risk to collapse. Because there is no cap on the top across the monument, moisture has been breaking down the structure over time. Jerry Harlow – 813 Orleans Place pointed out the issue and suggested tuck pointing to secure the structure and prevent further damage.

Mark took advice from 5 contractors that recommended replacement as being more cost effective than tuck pointing. Replacement ideas were discussed and designs were requested not only for the monuments but also for the landscaping surrounding them.

Mark sent out 12 requests and 8 bids came back. Low cost was not the deciding factor for the board but rather a comfort level that we would be satisfied with our specific request.

3 designs were presented. The first design being limestone with a smaller top level and all brick bottom level. Second was all brick, and then finally half brick, half other stone. The final two designs were a rectangle – all one level. The surrounding area would be shrubs, annuals, perennials, and hearty drought tolerant plants to fill in the space from what used to be the 2 side wings to each monument. To rebuild the same size structure that we have in place now would double the expense of the project.



Mark reiterated the need to be proactive and not wanting to wait until there is a liability issue. The goal is to be starting late Spring mid to late May or early Fall. \$30,000 has been allocated in the 2012 budget in case of overruns such as if there is an issue with the foundation. Of the 3 designs the board likes the first option on the slide the best which was the half brick, half stone due to the variance in materials and straight across design – all one level.

Matt Johnson added that this will match the traditional design of the Ogden entrance and minimize damage by having a 1 level monument without wings or a tiered look as ice can get caught and create damage.

Open to questions from the floor:

Bob Manning – 560 Hamilton asked if we were using fake stone

Bob Nutter – 644 Baltimore asked about the proper maintenance needed for the next 20+ years

Gregg Pill – 1024 Williamsburg commented that he liked the plan and thanked Mark for all of his effort put into this project

Bob Manning – second question related to the fences along Ogden and the distraction to potential purchasers. He asked if the Village maintains them and the answer is no. Each homeowner is responsible for their fence. Also it was pointed out that Clarendon Hills does not have weeds, Mark will have TJs give an estimate as to how much it would be to cut the grass and provide weed prevention along the south side of the fence line.

Jerry Harlow commented on the question above. When the fencing was built, homeowners gave up their property for the fence. Fence to the street is the Village's responsibility. Oakwood is surrounded by fence line and would we then be setting a precedent for all the other sides. When Gregg Pill was President the issue was also brought up and Jerry thinks it would be a mistake for OHA to maintain it – we should go to the Village first.

Bob Scott – 777 Oakwood suggested that the board contact Steve May in the Public Works office. We have other things that may be a greater priority down the road and crying wolf with the Village those other things, it just doesn't happen.

Another question was brought up whether or not there is a document that exists of the agreement of each homeowner and the Village not OHA. Gregg Pill commented that 9 years ago the fence line perimeter was discussed and they were through 3 years of meetings with the Village. Bob Scott thinks it is just a matter of having a schedule set. Julie Cramer commented as to why Bob Scott always has to address things with the Village, why members don't go take up their own concerns. Jerry Harlow commented on that statement that Roger Westman had gone the year prior to discuss the overgrowth and boards on the fence line that needed repair and asked to see if the homeowner could be billed the cost of the repair.

Mark Nelson brought up the 35th street entrance that is Village property and that we are under high exposure with the proposed monument project. It's a bit of give and take, we mow and they allowed us to put up the moments.



By a show of hands, a majority was in agreement to see how much it would be for TJ's to spray the weeds on the Ogden side of the subdivision. Jerry Harlow pointed out that it needs to be clearly defined what we are looking at and Matt Johnson asked that these comments be taken up during members forum. The first step will be for Bob Scott to take it up with the Village, he said he would. In the short term, we will weigh our options. Secondly, we can try to send a letter to the homeowners along the fence line.

Back to the monument project, Mark Nelson asked for a show of hands versus a formal vote in support of option number 1 that was presented to rebuild the moments.

Julie Cramer brought up doing a reserve study. Whether the monument should be budgeted or have a special assessment as a potential dredging the lake would be a big expense. Jerry Harlow commented that the reserves are near \$130,000 and Jerry asked Ken Brennan if there were plans to dredge the lake and there is no sign that there is a need to dredge the lake. Dredging the lake would easily be a half a million to million dollar expense. A special assessment according to the CCNRs has to have a vote of 2/3 of all homeowners to pass. A reserve of \$100,000 is a very healthy reserve for our association.

Nancy Westman – 625 Baltimore had a question from the black & white drawing of the monument project. Is the signage the same as what we currently have; Mark confirmed the Oakwood sign would be reused on the new monuments.

Mark Nelson addressed Julie Cramer's comment. The monument project is a 1 time expense and we are looking at \$25-30,000. The board can opt to increase dues 3% each year, our reserve is at an adequate level even after the expense of the proposed project and the board is comfortable moving forward.

Frank Pentassuglia – 1020 Williamsburg had a question concerning the changing in elevation on the sidewalks. Matt Johnson mentioned that the Village has over time been working on grinding down the sidewalks and advised to contact the Village with his particular concerns.

Mark Nelson made a motion to approve option 1 of the proposed monument project, Matt Johnson seconded the motion. The motion carried. 70 homeowners in favor, 1 homeowner – Julie Cramer opposed.

New Business

Election Results

Matt Johnson thanked the volunteers for the annual meeting Brendan Connolly and Jan Girolamo and announced the 3 candidates were elected onto the Board; Brad Alexander, Matt Johnson, and Mark Nelson. Tally of votes is noted below.

Brad Alexander – 68

Julie Cramer – 4

Matt Johnson – 71

Mark Nelson – 70



Jane Scroger Tree and Plaque Dedication

Matt Johnson remarked on Jane's service to the board and the community. A plaque is placed below a tree planted along the lake in her memory and in recognition of her service.

Recognition of retiring Directors

Jerry Harlow was recognized for his many years of service on the Oakwood board in a variety of capacities most recently as Treasurer and it was with the Board's greatest appreciation; a plaque was presented to him.

Nancy Westman on behalf of Roger Westman was presented a plaque for Roger's service to Oakwood most recently as Vice President. As the first resident of Oakwood, Roger will be greatly missed and the board noted Nancy's dedication to Oakwood as well.

Members Forum

Ogden Ave property was brought up again. Bill Schultz, the 3rd resident of Oakwood noted that we had taken over from the Village the care and maintenance of the cul de sacs and property the monuments sit on. Jean Harlow – 813 Orleans Place noted that the fence is the responsibility of the homeowner. As new homeowners come in they may not be aware and perhaps we should remind them of their responsibility. A copy of the letter may be in google docs.

Brendan Connolly asked if OHA is responsible for the property entrances for the Jr High and High School. It is not.

Phil Eiches – 639 Champlaine Court asked if the Board was aware of the plans to replace the ash trees that were cut down. Lynette Tuggle said that she was told it would be partially the homeowner and partially the Village's responsibility for replacement as she was also affected. Nancy Westman was contacted by the Village Forrester and had the choice of a couple tree varieties. Bob Scott said that the Village will install the trees and the homeowners can buy them through the Village. Bob Nutter said he was also given the choice from 5 different types. Nancy Westman through it was a couple hundred dollars for the tree and more information could be found on the Village's website.

Alice Kautsky – 1040 Williamsburg asked about the lost tree on the cul de sac by her whether the homeowners around the cul de sac would be responsible or if that would come from the OHA landscaping budget. This was not determined at the meeting.

Gregg Pill announced the Race to the Flag 5K run that would be taking place May 27th supporting stem cell transplants. \$15,000 was raised the prior year for St Jude's. A reminder was given that the race goes through the subdivision and shouldn't disrupt traffic if we all take note of the race time. Lions Club supplies a pancake breakfast and a t-shirt is given to race participants.

Bill Schultz asked about the paving and repaving by the Ogden entrance. There is a cap for how much can be spent each year and Oakwood streets are near the top of the list. A laser is



used to measure the severity of the repair needed and the South Entrance is probably on track for next year. The intersection of Baltimore and Oakwood has been torn up for 3 weeks to a month and set to be repaired.

Nancy Westman reminded us of Earth Day.

No other comments were made by homeowners.

Door prizes were announced and the winners are listed below:

2 free AMC movie tickets – Judy Polo

2 free AMC movie tickets – Bob Scott who passed along to Bill Schultz

\$25 Buona Beef gift card – Harry Steinmeyer

\$25 Buona Beef gift card – John Scroger

\$50 McCormick and Schick's – Maureen Sullivan

\$50 McCormick and Schick's – Dan Smith

Julie Cramer asked if the minutes could be posted as a draft on the website and the board will revisit as to why and why not in our next meeting.

Matt Johnson motioned to adjourn the meeting at 8:58pm, Frank Brady seconded.