



# Homeowners Association

Oakwoodha.org

A Not For Profit Corporation

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

## Board of Directors Meeting Minutes Thursday, July 12, 2012

### In attendance:

	Name	Officer	Committee Head
X	Matt Johnson (Dir)	President	Tech
X	Mark Nelson (Dir)	Vice President	Landscaping
X	Lynette Tuggle (Dir)	Treasurer	
X	Laura Connolly (Dir)	Secretary	
X	Brad Alexander (Dir)		
X	Lou Ricciardi (Dir)		
X	Monika Rodriguez (Dir)		
	Ken Brennan		Lake Management
	Yvette Johnson		Social

The meeting was called to order at 7:39 p.m. by Matt Johnson. 2 visitors were in attendance; Jon Rodriguez and Ken Cramer.

Lynette made the motion to approve the June minutes, Mark seconded and the vote was unanimously passed.

### President's Report

Matt welcomed Jon who was there at the beginning and then when Ken came as well.

Matt reminded the board of Roger's service located in the Park District Building, July 21<sup>st</sup> at 9:30am.

The next board meeting will be Thursday, August 2, 2012 at 7:30 p.m. at Park Federal Bank on Ogden in the basement.

The rest of the calendar year meetings are as follows:

September 6                                      November 1  
October 4    December 6

### Members Forum

Nothing was brought up during the members forum.



### **Treasurer's Report**

- Roger Westman Fund
  - Currently has collected \$1,360 – no change from last week
  - 4 spots along the Eastern Shoreline for a bench that Nancy is looking at
- 2012 Dues: \$9,483 dues outstanding – Lynette has sent out the past due notices
- June numbers: no questions, Lynette emailed the board the numbers, we're sitting at \$154,000 in assets

### **Vice President's Report**

Nothing to report during this point.

### **Committee Reports**

Social Report – Yvette was not present, Matt reminded us about the Fall BBQ September 15<sup>th</sup>. Discussion was made of having some other events, perhaps an earlier Summer BBQ between the Fish Derby and the Fall BBQ, and a later Fall event Oaktobefest. No plans to do anything additional this year.

Communications Report – Newsletters are not posting to the website properly, Matt is looking into it. 3 letters came in regarding the print versus electronic version of the Oak Leaf. The board reviewed each one and has determined to continue with our printer while the rates are as they are, and if the rates should increase, the board will review options as far as print alternatives and electronic versions of the Oak Leaf. The board is also wanting to make good on those advertisers who contribute to the Oak Leaf.

Lynette looked into bulk rate mailing and at this time it doesn't sound like we would purchase a bulk rate meter number and special prep-printed envelopes. It is \$190 for a permit and then postage would be between \$0.11 and \$0.17 per piece if letter size. If we should increase the numbers of announcements via letter or postcard to homeowners via mail, this may be a better means versus traditional stamps.

The board was asked to consider if we would have a Westmont Car Derby sign at our entrances each Thursday. OHA does not own the property at all entrances and we felt that we would want the sign to be taken down each week as well.

The next directory and contacts is being collected and homeowners will have until the Fall to respond if they want to be in the Directory. It is not automatic, so every 2 years homeowners need to respond if they want to be in or not.

### Landscape

- The base of the monuments is being held in place by holes dug below the freeze line to create a better foundation for the monuments. Mark made a motion not to exceed \$2,100 for foundation work at the 35<sup>th</sup> street entrance monuments, Matt seconded, and the motion



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passed with 5 votes. They also created a drain away from the mortar so that moisture does not collect at the base of the monuments and cause wear.

- Lighting and landscaping are due to go in this week

### Lake Report – 2 issues to discuss; bubblers and boat lock outs

- Bubblers – with a lake our size 16 cubic acres, it is recommended to have 1 bubbler per cubic acre. Our 8 current bubblers are working however the Oxygen levels at the bottom of the lake are lower than the Lake Committee feels is appropriate. The Lake Committee is proposing to purchase 4 bubblers with electricity at \$7,900. If we decided to purchase the 8 additional that are necessary we would receive a price break of \$1,000. In total \$14,800 including electrical. There are 4 options; purchase no bubblers, purchase 4, purchase 8, or have voluntary contributions come through for the second set of bubblers. Lynette made a motion to for the OHA board to spend no more than \$10,000 in bubblers and the motion was passed unanimously. The thought being that the remaining balance if raised by other homeowners, we would be able to purchase all 8 at once with the cost savings to the next year's budget. Mark will create a letter and notify homeowners of the need for the 8 bubblers and collect contributions.
- Boat lock outs are when boats are on the Lake without proper OHA registration. It is free and used to identify homeowner boats. If caught adrift they are locked up until the homeowner identifies themselves. Abandoned boats can be destroyed after a certain amount of time. The board will be reviewing the verbiage in the directory to be clear on boat lock outs.

### **Old Business**

- Google Docs please keep up to date.

### **New Business**

- OHAP will be reviewed next meeting

Laura motioned to adjourn the meeting at 8:58pm, Brad seconded.