



Board of Directors Meeting Minutes
Thursday, October 3, 2013

Board Attendance:

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

Matt Johnson called the meeting to order at 7:37 p.m.

Lynette made a motion to approve the September minutes; Matt seconded and the vote was passed unanimously.

President's Report:

Matt welcomed Julie Cramer to the meeting. The next board meeting will be Thursday, November 7, 2013 at 7:30 p.m. at Park Federal Bank on Ogden in the basement.

The next 2013 meeting dates are as follows:

December 5

Proposed 2014 Dates:

January 2 or 9	April 21 Annual Meeting	July 3 or 10	October 2
February 6	May 1	August 7	November 6
March 6	June 5	September 4	December 4
April 3			

Members Forum:

Julie had a couple of comments:

- Members Forum – Julie requested that there be a members forum be at the end of the meeting for any comments homeowners may have regarding what was discussed during the meeting.
- Separate Board Meeting – Julie requested that the Board meet separately to talk with her, but declined to specify for what purpose. Matt noted that any meeting with a majority of a quorum of the Board (in this case, 3 Board Members) at which Oakwood business would be discussed, constituted an official meeting, requiring an announcement be made and minutes be taken. Matt offered to add Julie's discussion as a line item to next month's agenda.
- Community Storm Water Management Committee – Julie requested clarification as to whether the Oakwood residents on the Village Storm Water Management Committee were



there in an official OHA capacity. Matt indicated that they were not, and clarified that the 2 homeowners from Oakwood who are on the committee have offered to provide feedback to the OHA of what is going on, and also that anyone can attend their meetings.

- Communication with Board Members – Julie voiced a concern that she had reached out to Laura and left voice mails, but had not received return calls. She pointed out that the Board does interact with other members of the association, and that the Board had an obligation, as elected representatives of the membership, to hear them out. There was discussion as to the reasons behind this instance, and what the Board does and does not expect, however no definitive resolution was reached at this time on the matter of an inconsistent implementation of policy.
- Written notice of monthly meetings – Julie would like to see the board mail out meeting notices, and expressed that she does not feel the website is adequate notice of our meeting dates and locations. This was taken under advisement, but was not resolved immediately.

Treasurer's Report:

Lynette handed out the monthly reports and homeowner dues balance summary.

\$1,428.85 of outstanding dues has come in over the last month. 1 prior lien will be removed once the check clears; 5 homeowners remain on the list and have until October 15th of this year to pay before a lien will be placed on their property. 1 of the 5 households we are unable to locate who owns the property now as both homeowners are deceased; Lynette will contact the county.

Vice President's Report:

Nothing was reported this month.

Committee Reports:

Social Report

- Summer BBQ was canceled due to weather – no alternate dates are available
- Halloween Party will be on Thursday, October 24th at Westmont Jr High from 6-8pm.

Communications Report

- Next Oak Leaf will be out in December.
- Please submit articles by mid-November to be included. Matt would like to have articles from all committee chairs moving forward.

Landscape Report

- Drainage project / Westman Beach erosion issue – TJs came in under budget and did a very nice job creating the drain for water to run into the lake instead of through the beach which should save us \$500 per year of new sand. They also secured boulders with silicon so that they cannot move and cleared the weeds on the beach.
- Landscape Maintenance Contract – contract ready for signature per last months minutes
- Irrigation Systems – sprinklers will be winterized next week

Lake Report



Homeowners Association

Oakwoodha.org

A Not For Profit Corporation

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

- Fish stocking – sterile Hybrid Striped Bass and Fathead Minnows will be added to the lake along with 5-6 fish cribs to promote natural reproduction. Over time we should see an increase naturally in the fish population and there will be less need to stock the lake each year. Further discussion will occur during next month's budget review.
- Outlet on OHA property has 2 breaks in the grate covering – Ken is working on 2 quotes to repair offsite
- Discussion continued from last month regarding starting separate funds for large projects to save money for years down the road. Lynette has not been able to locate a report that was done 10 years ago; she will continue to look for it. Dredging would be a large expense and the board will need to weigh all options – it's a balance of preparing for when the lake is at an unacceptable level in the future while not having so much in reserves built up that we are not utilizing or earmarking. Mark has looked into a quote and Julie is also familiar with the expense of such a project.

Old Business

- Google Docs please keep up to date

New Business

- Homeowner requests were forward to Lynette – all financial in nature.
- Budget planning will be next month

Closing Homeowners Forum

- Julie was familiar with some companies that dredge and was familiar with a group in Downers Grove but their homeowners didn't own the land under the retention pond.

Mark motioned to adjourn the meeting at 8:47pm, Monika seconded.