



# Homeowners Association

Oakwoodha.org

A Not For Profit Corporation

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

## 2014 Annual Meeting Minutes Monday, April 14, 2014

### 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	
X	Brad Alexander (Dir)		
X	Lou Ricciardi (Dir)		
X	Monika Rodriguez (Dir)		
X	Ken Brennan		Lake Management
	Yvette Johnson		Social

The meeting was called to order at 7:02 p.m. by Matt Johnson.

Matt welcomed OHA households and guest speakers Jack Baldermann and John Jonak, Westmont High School and Junior High School Principles respectively.

53 households represented; a quorum was present, as 47 households are needed.

Andrew Matz – 631 Oakwood made a motion to waive the reading of the 2013 annual meeting minutes; Gregg Pill – 1024 Williamsburg seconded the motion. The motion passed unanimously.

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

### President's Report

For 2013 there were no changes in directors or committee chairs, many great social events, and use of Facebook and email distribution to communicate with OHA homeowners.

In the upcoming year, Matt would like to define the role structure and responsibilities of the board, use better communication tools, analyze financial structure for what projects may need to be done 10-15 years to evaluate dues increases, and brought up the need for volunteers.

### Treasurer's Report

Lynette outlined last year's budget and how we ended the year. The 2013 audit was completed and will be published in the upcoming Oak Leaf. Lynette outlined the reason for the \$3 increase in dues to \$123 for the next year.

Judy Polo – 523 Hamilton asked why there was going to be an increase in dues. Mark responded with the need for further projects 5-10 years out. Matt expanded on Mark's comments and the maximum increase in dues limit of a 3%. This is why the board is going to sit



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down and put together a 5 year plan so that homeowners know what projects may be coming up.

Darlene Garay – 568 Hamilton asked if the budget was going to be available in the Oak Leaf. The answer was made that it would be published in the Oak Leaf and also available online.

Jerry Harlow – 813 Orleans asked if the audit was clean. Lynette responded with yes and it will be published in the upcoming Oak Leaf. There were some technical issues getting it printed out for the March Oak Leaf.

### **Candidates for OHA Directors**

Matt, Mark, Lou, and Brad's positions were up for election.

Matt, Mark, and Lou were running again, Brad decided to step down. Jeanie Smith added her name to the list a couple months prior to the meeting and Julie Cramer added her name after the ballots were printed so she was write in candidate. Matt had each candidate including himself introduce themselves and outlined the election procedures.

Each homeowner was provided a ballot and was able to select up to 4 of the 5 candidates. The ballots were collected and the count was announced later in the meeting.

### **Special Presentation – Westmont Jr High and High School Principals**

John Jonak – Principal of Westmont Jr High

Jack Baldermann – Principle of Westmont High School

John spoke about the changes in testing at the Jr High level and what the school is doing to address the change in the testing and how best to prepare the kids. He outlined different ways the kids can use a period of the day. There are many different outlets for the kids to express themselves. People entering the workforce now have a different demand on them for the knowledge they have, use of technology, and adaptability. The school continues to evaluate how they can best prepare kids moving forward as they go into high school and beyond.

A copy of John's presentation can be emailed to anyone by emailing [OHA@oakwoodha.org](mailto:OHA@oakwoodha.org)

Jack discussed the successes of the high school and what they are striving for moving forward. His goals include his 3 SMART goals, to the most improved high school in Illinois, and to teach kids how to give back to the community.

His 3 SMART goals are:

1. Graduation rate – projected to be at 98-99%, was previously 90% just above state average.
2. Prairie State Achievement Exam and how it ties in with AYP; they will find out in July how well the high school did.
3. AP Classes – the high school has earned grant money to fund more AP classes and they are hoping to continue expanding the AP course offerings, the number of students taking AP course, and the number of AP exams that are taken.



Mark asked about how the schools are rated on websites like redfin and gradeschools.com as these are used by potential Westmont homebuyers. Jack was not familiar with those sites and willing to look into them. How we look on the state's report card is what draws people in and hopefully by the end of next summer it will be improved.

Bill Schultz – 642 Newport asked about the Common Core Standards and how well our kids are being prepared for college. John explained that they are similar to prior standards but that the new standards include more and why the Excel hour where kids can pick out what they want to learn and there being more volunteerism is important to creating well rounded kids.

Jean Harlow – 813 Orleans asked about the kids that are not at the AP level and what interventions take place to ensure they are successful in reaching graduation. Jack outlined how at each grade level there are different things in place to ensure a kid can move successfully forward academically i.e. SLP days on Wednesdays, the Academic Success Center, the involvement of the teachers and staff, and summer school if necessary to catch up before next school year begins.

A follow up question was asked about the number of AP tests being taken this year, and Jack said that he could email the results after they are published in July.

## **Committee Reports**

### Lake Report

The lake is a retention pond and we need to take care of it. Ken outlined how the LMC has restocked the lake, treated the lake, and how they have cleaned up the Eastern shoreline. The Lock n' Dock program will continue and LMC is always looking for volunteers to help on clean up days.

Sandy Ossmon – 735 Lafayette asked what the dates are for cleanup days. April 26<sup>th</sup> and May 3<sup>rd</sup> coming up.

### Communications Report

- Quarterly Oak Leaf printed locally and hand delivered
- Directory will be published at the end of the year, reminder to fill out the form
- Website and email – we are looking for a new provider for our website and email distribution, current issue with spam emails and other inefficiencies. Matt gave out OHA email address again for a copy of John's presentation.
- nextdoor.com – we are trying to keep up to date with posts there as well
- Facebook page is there as another way to stay up to date on Oakwood
- Phone numbers for the board are published on the front page of the Oak Leaf

There were no questions following Matt's presentation.

### Landscape Report



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- Sand will be added before the Fishing Derby. To minimize the loss of sand, Mark worked on getting a drain tile installed so that the water runoff goes through a drain into the lake versus straight across the beach.
- Ogden entrance electrical was replaced. Frank Brady has offered tremendous help with Oakwood electrical issues.

Zdenka Smith – 609 Newport asked about whether the lights at the beach being out is the responsibility of the Village of Westmont or the OHA. Mark will follow up.

### Social Report

- Easter Egg Hunt – Vicki O'Malley did a great job
- Fishing Derby – May 31<sup>st</sup>, June 7<sup>th</sup> will be the rain date
- Garage Sale – thanks to Frank Rodgers for coordinating this year over Father's Day again
- End of Summer BBQ – date TBD
- Halloween Party will be at the Jr High again
- Events from the past – Matt would still love to see social events from the past brought back

### **New Business**

#### Election Results

The 4 candidates with the highest vote count were elected onto the Board; Matt Johnson, Mark Nelson, Jeanie Smith, and Lou Ricciardi.

#### Tally Numbers:

Matt Johnson – 53 votes

Mark Nelson – 53 votes

Jeanie Smith – 49 votes

Lou Ricciardi – 45 votes

Julie Cramer – 9 votes

A plaque was presented to Brad for his time and service on the board, he will be missed on the board, but still involved on LMC and running the Fishing Derby.

### **Members Forum**

Darlene Garay asked about the number of people who haven't paid their dues. Lynette responded with 7 not paid for last year only, 4 households have liens due to 2 or more years of being past due, and 1 household was written off due to foreclosure.

A follow up question was asked about how much it is to place a lien on a home. It is \$40 to file Mark added and that the expense to put a lien on a home has gone down, Matt added due to Lynette doing it instead of paying attorney fees. Lynette was praised for all the headway she has made in getting dues paid.



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Gregg Pill brought up the 5K that runs through Oakwood benefiting St Jude's. It will be Sunday, May 25<sup>th</sup> during the Red, White, and BBQ Memorial Day weekend with a pancake breakfast put on by the Lyons Club to follow. Also there will be the 1<sup>st</sup> annual health expo.

Sandy Osmonn asked about the Ash trees with a white X on them. No word about when they will be cut down.

Gregg Pill added that Oakwood is not included in the street repairs that are needed in Westmont.

No other comments were made by homeowners.

Door prizes were announced and the winners are listed below:

- \$10 Einstein Bagel Gift Cards were awarded to Marianne Krajacic, Rolando Ferrer, and Matt Johnson
- \$20 Einstein Bagel Gift Card was awarded to Michael McDaniels
- \$50 Einstein Bagel Gift Card was awarded to Steve and Sandy Tyminski
- \$50 Phil Stefani's Gift Card was awarded to Brad Alexander
- 4 VIP passes to Westmont's The Progressive Village Performance Network was awarded to Frank Nowinski

Frank Brady – 1100 Williamsburg motioned to adjourn the meeting at 8:54pm, Andrew Matz seconded.