



Board of Directors Meeting Minutes
Thursday, October 2, 2014

Board Attendance:

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

Matt called the meeting to order at 7:38p.m.

Matt made a motion to approve the September minutes with one minor change electronically; Monika seconded and the vote was passed with 4 votes affirmative on Friday, October 3, 2014.

President's Report:

The next board meeting will be Thursday, November 6, 2014 at 7:30 p.m. at Park Federal Bank on Ogden in the basement.

2014-2015 Meeting Dates:

November 6	January 8	March 5	April 20
December 4	February 5	April 2	Annual Meeting

Members Forum:

Matt welcomed Julie Cramer. Julie provided typed comments which have been attached. Julie will be providing typed comments in the future as part of the record because she does not have an opportunity to review the minutes before they become final and feels that her statements are incorrectly recorded.

Treasurer's Report:

- Lynette provided the board with electronic copies of the financials prior to the meeting. There were no comments.
- Lynette filed a lien for two households with 2 or more years of dues unpaid.
- Past due notices were sent to households who were late in paying their 2014 dues.
- All financials reviewed by the board will be included in future minutes as part of the official record.

Vice President's Report:

No report this month.



Committee Reports:

Communications Report

- Next Oakleaf will be out in December. Any articles that are to be included should be submitted by the 2nd week of November.
- Directory should be out in December as well. Matt will put in an order for bags for the Directories.

Social Report

- End of Summer BBQ was Sunday, September 7th and was a success. Will explore adding some entertainment for next year's BBQ.
- Halloween Party is scheduled for Thursday, October 30th, 2014 at the Junior High from 6-8pm. DJ Josh will again be providing the entertainment.
- Looking into possibly coordinating a sledding party for January, weather permitting. More information will be included in the December Oakleaf on proposed dates and activities.

Landscape Report

- Work on the lights at the beach has been delayed because the acrylic covers for the lights have to be custom made. The covers should be installed the next couple of weeks.
- Sprinklers at both entrances were winterized on October 2nd, 2014.
- Exploring drainage options for the beach for during heavy rains there are drainage problems. Will propose a project for next year and include in budget for next year.

Lake Report

- Exploring making a change to Oakwood Common Area Rules to include verbiage on getting Board approval and Lake Committee review before any vegetation is added to Lake Charles. Discussion on possibly having a permit issue by the Board. Ken will propose new language.
- A homeowner has added water lily pads to the lake near their residence and there is concern that they are possibly invasive. Ken has agreed to talk to the homeowner to have the water lily pads removed.

Old Business

- Google Docs: please keep up to date.

New Business

- Homeowners Requests:
 - 2003-2013 Financials in Excel format were provided to Julie Cramer with redacted address information. Julie asked why the address information needed to be redacted. All available financial information that was reviewed for prior meetings has also been provided to Julie.
 - 2009-2013 invoices, etc. have been scanned into Google Docs and have been provided to Julie. Matt asked that Julie confirm receipt of the zip files with the information, but Julie would only confirm that she did receive an e-mail and not that she received a zip file. Confirmation on the spot at the meeting was not required.



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- There were 4 specific items that Mr. Chatt, Julie's attorney, requested of the board. Of these four items, the only outstanding item not provided to Julie is an aging report. An aging report documents how much money is past due and how far past due. Historically an aging report has not been created, but Matt will work with Lynette to see if such a report can be easily generated and if so, it will be provided.
- Julie wanted to note that she did not ask for scanned copies of financials, receipts, etc. She just wanted to review such information. She also stated that she has not seen any financial information from 2014. Matt noted that Julie had met with Lynette and all 2014 information available at the time (through April) was provided for review. Julie noted she would like to see all information from 2014 that is currently available.
- There was a brief discussion on the Common Interest Community Associate Act (CICAA) and whether or not the board should elect to follow it. Boards can elect to opt in and follow CICAA, but are not required to follow if they do not meet specific criteria. The Board is open to looking into applying CICAA but if it requires additional record keeping and work without adequate advantage to the OHA, the Board is hesitant to apply CICAA.
- The Village is looking into adding a referendum on the April ballot to include a Stormwater Management Fee to Westmont residents. There is some concern that has been voiced by Oakwood residents that this fee is considered double taxation as dues that are paid by Oakwood residents are already used to maintain Lake Charles. The Board will request that Village representatives provide an article explaining the proposed Fee to be included in the next Oak Leaf. The Board will make sure that any additional information and developments be sent to Oakwood residents as it is received by the Board. At this time the Board is not taking a particular stance on the fee.
- Lynette will provide budget worksheets prior to the November meeting to be reviewed and approved at the December meeting.

Public Comment

- None

Mark motioned to adjourn the meeting at 8:33pm, Jeanie seconded.