



A not for profit corporation

**2018 Annual Meeting Minutes**  
Monday, April 16, 2018

**Board Attendance:**

	<b>Name</b>	<b>Officer</b>	<b>Committee Head</b>
X	Matt Johnson (Dir)	President	Communication
X	Monika Rodriguez (Dir)	Vice President	Welcome Committee
X	Lynette Tuggle (Dir)	Treasurer	
X	Laura Connolly (Dir)	Secretary	
X	Doug Schwegman (Dir)		
X	Jeanie Smith (Dir)		Communication & Welcome
X	Brian Stouffer (Dir)		
X	Ken Brennan		Lake Management
	Yvette Johnson		Social
	Mark Nelson		Landscaping

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

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

The chair entertained a motion to waive the reading of the minutes of the April 17th, 2017 Annual Meeting of the Oakwood Homeowners Association. Ken Brennan responded so moved, Gregg Pill seconded. Motion passed unanimously.

The chair entertained a motion to approve the minutes of the April 17th, 2017 Annual Meeting of the Oakwood Homeowners Association. Ken Brennan responded so moved, Frank Brady seconded. Motion passed unanimously.

Matt welcomed OHA households and guest speaker Holly Hudson, Senior Aquatic Biologist for the Chicago Metropolitan Agency for Planning (CMAP) and Northeast IL VLMP Coordinator.

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

**President's Report – Matt Johnson**

Matt welcomed new homeowners and families. Thank you to volunteers and more are always welcomed.

- Mark Nelson stepped down from the Board of Directors
- Brian Stouffer joined the Board of Directors
- New Social Committee volunteers.
- Jason Hawkins very recently took on the Landscape Chairperson role.
- Increased turnout at OHA social events.



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- Increased volunteerism.
- 2018 plan includes:
  - Further drive to increase turnout at social events.
  - Further structuring of various roles.
  - Further expansion of Communication efforts.
  - Further expand community connectivity.
  - Further volunteerism.

Matt outlined the meeting procedures to keep the meeting moving along.

### **Treasurer's Report – Lynette Tuggle**

- Kept to the budget, \$1,516 in the good.
- Replacement Fund holds \$102,856.
- Total Expenditures: \$57,646
  - Landscape – 37% (\$21,370)
  - Lake Management – 31% (\$17,890)
  - Auditor and insurance attorney – 19% (\$11,080)
  - Social events – 8% (\$4,316)
  - Communication – newsletter & directory, welcome packets – 4% (\$2,090)
  - Administration – Paper, envelopes, stamps - <1% (\$900)
- Lynette outlined the 2018 budget and communicated there will be no increase to the annual dues amount due of \$126.

Matt added the value that Lynette puts in acting as our bookkeeper, putting on and removing liens, and how few homes are behind on paying dues all thanks to Lynette and her efforts.

### **Candidates for OHA Directors**

7 Seats on the OHA Board; 4 positions open in the even years, 3 positions up for election in the odd years.

Matt had each candidate introduce themselves; all 4 are existing board members and there were no write in candidates. Election procedures were outlined.

Matt Johnson  
Doug Schwegman  
Jeanie Smith  
Brian Stouffer

Rules of the count were presented by Matt. DuPage County ballot example was given as an example.

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



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

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OHA members can observe the ballots being counted but cannot handle them. All are scanned and homeowners have the right to view. Any questions can be submitted at [info@alltranstek.com](mailto:info@alltranstek.com).

Ballot counting and registration thank you to Judy Polo and Jim Smith.

**Special Presentation – Holly Hudson, Senior Aquatic Biologist for the Chicago Metropolitan Agency for Planning (CMAP) and Northeast IL VLMP Coordinator.**

### **Committee Reports**

#### Lake Report – Ken Brennan

- Thank you to all the LMC volunteers
- 2017-2018 Achievements.
  - Stocked Large mouth Bass
  - Stocked Stripped Bass
  - Stocked flat head minnows
  - Monitoring the lake
  - Algae treatments
  - Eastern Shoreline Cleanup – June 3<sup>rd</sup> 9am – 12 pm
- Algae treatment approach
  - Algae – Filamentous Algae, good algae
  - Blue-Green Algae is bad, can eat your skin
  - Adding blue dye instead of black dye and will be adding later in the season
- Lock n’ Dock – get a sticker so you are registered

#### Communications Report – Matt Johnson

- With Jeanie they have worked together to improve our website
- Sheer Graphics – local Westmont printer where quarterly newsletter The Oak Leaf and bi-annual directory are printed
- Website – [www.oakwoodha.org](http://www.oakwoodha.org)
- Email distribution list – email us at [info@oakwoodha.org](mailto:info@oakwoodha.org)
- FB page – facebook.com/OakwoodHomeownersAssociation
- Phone numbers for the board are published on the front page of the Oak Leaf
- Huge thank you to regular contributors
  - Gregg Pill – Planning & Zoning & Dining Around Town
  - Steve Nero – Village Board updates
  - CUSD201 – School District 201 updates
  - Committee Chairs and Members
  - Oakwood Residents
  - Advertisers – large part of communication

#### Landscape Report – Matt Johnson

- Welcome Jason Hawkins to the role of Landscape Chair.



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- Phasing in new flowers at entrance monuments.
- Moved residential lawn cutting to Thursdays.
- No major projects in the budget for the upcoming year.
- Seeking a new vendor for holiday lights. Let us know if you have any recommendations.

#### Social Report – Matt Johnson

- Easter Egg Hunt – Vicki O’Malley
- 12<sup>th</sup> Annual Fishing Derby – June 2<sup>nd</sup>, June 9<sup>th</sup> will be the rain date – Brad Alexander
- Garage Sale – Father’s Day weekend June 15<sup>th</sup> & 16<sup>th</sup> – Friday & Saturday – Frank Rogers
- End of Summer BBQ – August 26<sup>th</sup> – Yvette Johnson
- Halloween Party – date TBD
- Volunteers are always welcome for each of the events
- Special thank you to Adrian Barkan for his help with the signs.

#### Welcoming Committee – Monika Rodriguez

- 15 Welcome packages distributed to new homeowners in 2017
  - 16 homes visited in 2016
  - 25 homes visited in 2015
- Currently included are letter, directory past Oak Leafs, cookies
- Thank you to some of our advertisers for providing materials in Welcome Packages

#### **New Business**

#### Election Results

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

#### Tally Numbers:

Matt Johnson – 54  
Doug Schwegman – 53  
Jeanie Smith – 52  
Brian Stouffer – 53

- World Class Westmont project – Natatorium project looking for a site, rest of project moving forward.

#### **Members Forum**

Door prizes were announced.

Doug Schwegman motioned to adjourn the meeting at 8:59pm, Roberta Heller seconded.