



A not for profit corporation

## Board of Directors Meeting Minutes

Tuesday, July 9, 2019

### Board Attendance:

	Name	Officer	Committee Head
X	Matt Johnson (Dir)	President	Communication
	Laura Connolly (Dir)	Vice President	
X	Lynette Tuggle (Dir)	Treasurer	
X	Monika Rodriguez (Dir)	Secretary	Welcome Committee
	Doug Schwegman (Dir)		
X	Jeanie Smith (Dir)		Welcome Committee
X	Brian Stouffer (Dir)		
X	Ken Brennan		Lake Management
X	Jason Hawkins		Landscaping
	Yvette Johnson		Social

Matt called the meeting to order at 7:35p.m.

Monika made a motion to approve the May minutes, Lynette seconded, and the motion carried. Jeanie made a motion to approve the June minutes, Lynette seconded, Matt and Monika abstained, and the motion carried.

### President's Report:

The next board meeting will be Tuesday, August 6, 2019 at 7:30 p.m. at the Westmont Library.

Greg Pill, an instrumental contributor to the Oak Leaf and to the Westmont community passed away. Greg contributed to almost a quarter of the Oak Leaf every issue. Will reach out to Planning and Zoning and Larry McIntyre, Westmont Community Events Coordinator, to see about providing information.

### 2019-2020 Meeting Dates

July 9	August 6	September 3	October 1
November 5	December 3	January 7	February 4
March 3	April 7	April 13(Annual Meeting)	

### Members Forum:

No comments were made during Members Forum.

### Treasurer's Report:

- Lynette provided the board with electronic copies of statements prior to the meeting.
- Assessment invoices were mailed out to residents and only one owner has yet to be located.
- \$10,000 in outstanding dues, 55 home owners have not paid. Past due notices will be mailed.

- Money from a CD at Republic Bank was being transferred to Evergreen Bank for a better interest rate (2.60%). Monika had to sign a letter from Evergreen Bank allowing Lynette to deposit money into the CD.
- Lynette made a motion to approve Masters Irrigation Company contract for \$996, for the replacement of 23 sprinkler heads, Monika seconded, and the motion carried.

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

Nothing to report this month.

#### **Committee Reports:**

##### Lake Report

- Ken is no longer able to remove drifting boats from the lake. The Board will need to figure out how these boats are removed in the future.
- Two unclaimed kayaks were found drifting in the lake on May 2. These boats were identified in the Oak Leaf which was distributed on June 28, which also identified a 15 day response was required to claim the kayaks. If kayaks are not claimed by July 13, several people have expressed interest in buying these kayaks.
- Aerator compressor pump was sent out for repair, expected to receive in August. Suggest sending out two pumps this year in the off season and budget for reconditioning of two additional pumps during the off season.
- Proposing three "Only Authorized Vehicles" signs to be purchased for eastern shoreline.
- Branch on lake side homeowner's beach was removed by homeowner. Prior to removal, committee developed a list of pros and cons for including this branch as a habitat. List of pros and cons is attached to the meeting minutes.
- 14 letters and emails were sent to homeowners who have unregistered boats on the lake that they need to register their boats, 10 lake lot owners have not responded, a reminder notice will be sent
- Common Area Rules subcommittee has been established to review and make recommendations to the rules.
- Requesting quotes for limb removal on shoreline path and over aerator pumps.
- Reviewed CC&R, Article V, Section 1c and 1d.

##### Landscape Report

- Sand replaced on beach, most was washed into lake after recent large storm.
- Proposing to 1) extend one drain pipe near stairs on beach as it has created holes in the beach and 2) install a bigger pipe for better flow through.
- Possibly fill holes created on beach with rocks and then sand.
- John Yeater will be working with Jason on a natural meadow/ habitat to be created in one of the cul-de-sacs in Oakwood. The village will provide mulch and additional resources.

##### Social Report

- September 28, OAKtober Fest
- October 24, Halloween Party at WJHS
- Community Wide Garage Sale was on Father's Day weekend, at least 18 homes participated. Have interest in coordinators for next year.

### Communications Report

- Next Oak Leaf will be going out in September, please submit articles

### Welcoming Report

- Six homes visited at the end of May/June.

### **Old Business**

- Update Google Drive
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### **New Business**

- No new business.
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### **Public Comment**

- No public comment.

Monika motioned to adjourn the meeting at 8:52pm, Jeanie seconded.

## Pros and Cons of Establishing Fish Habitats Adjacent to Homeowner Properties

Submitted by Ken Brennan, LMC Chairperson

### CONS

1. The OHA documents repeatedly say “for the benefit of the Association Members” when referring to the common area. How does leaving this large branch in the water benefit all the members.
2. Since 1973 (47 years) no lake lot owner that had large branches fall in the lake failed to remove them from the water.
3. Providing habitat is a good idea. Lake lot owners should be encouraged to use native plants along their shoreline to provide habitat and prevent erosion. This is what is being done on the E. shoreline to provide habitat and protect the shoreline from erosion. In the water the OHA has water willow, pickerel, hard stem bulrush and other native plants. A large tree branch in the lake off a homeowner’s property is the wrong for the location. Desirable water plants YES! Dead tree branch or other junk NO!
4. Will the large branch in the water enhance property values? Probably not.
5. Eyesore! Some owners complain about garbage cans being viewed from the street. Is this branch any better?
6. Rules need to be consistent and apply to every homeowner. If one person can throw branches in the water for habitat then it would be acceptable for all homeowners to dump branches of any size in the lake for habitat.
7. Rules need to be consistent and apply to every homeowner. Some lake property owners with a dead willow tree could intentionally cut down the dead tree to fall in the lake rather than pay to have it taken down properly. Saving the owner thousands of dollars.  
Trees are 50 years old trees around the lake and some are dying.
8. Children playing on the branch could fall in the water and drown. This is known as an attractive nuisance.
9. This size and type of tree does not appear to be suitable for the habitat being proposed.
10. Tree in this area will trap algae in this section of the lake. As the algae dyes it will look and smell bad.
11. The Association and not the homeowner would be responsible for this tree in the future.  
Liability, maintenance, future removal and possible insurance repercussions.

NOTE: The four members of the LMC present at the June 27<sup>th</sup> meeting of the LMC recommend removal of the tree branch from the water.

### PRO

1. A lake homeowner is willing to allow his large tree branch in the water to remain for habitat.