



A not for profit corporation

Board of Directors Meeting Minutes

Tuesday, October 6, 2020

Board Attendance:

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

Matt called the meeting to order at 7:32 p.m.

Lynette made a motion to approve the September minutes, Matt seconded, Dave abstained, and the motion carried.

President's Report:

The next board meeting will be Tuesday, November 10, 2020 at 7:30 p.m., location TBD.

A formal written resignation letter from Laura Connolly was received.

Steve Nero is following up on the Air B&B property in Oakwood.

Matt reached out to the Association of Condos, Townhomes, and Homeowners Associations (ACTHA) regarding the annual meeting and how to conduct formal voting. Waiting to hear back regarding any legal opinions. Until then, the Annual Meeting will be rescheduled to a later date, once COVID-19 pandemic has slowed, schools are open and CDC guideline allow for larger group gatherings.

Board members do not have emails under the OHA domain due to cost, but if there is a need for such emails, we can look into further.

Board members are asked to identify if they will be at the monthly meeting or not prior to the meeting. Electronic calendar invites will be sent.

Several residents have expressed interest in converting gas lamps into electric or solar, so Matt will reach out his contact about a possibly volume discount for conversion.

Matt has a box of documents that have been handed down over the years from previous OHA Directors, after consultation with the OHA attorney, it has been determined that documents can be digital and hard copies of documents do not need to be maintained.

Every week the Westmont Police send a Report, Matt tries to notify Oakwood residents when something occurs in Oakwood. Most recent report identified that a car was stolen on Hamilton, lock your cars!

2020-2021 Meeting Dates

November 3	December 1	January 5	February 2
March 2	April 6		

Members Forum:

- Ken thanked Matt for always putting together a great Oak Leaf, the most recent had a lot of good articles that were written by Oakwood residents.
- Ken identified that there were two mistakes in the Directory that was just sent to everyone, Dock and Lock section has wrong reference and By-Laws reference an incorrect version.

Treasurer's Report:

- Lynette provided the board with electronic copies of statements prior to the meeting.
- Received one bounced check.
- Will prepare 2021 budget worksheet for discussion at November meeting.

Vice President's Report:

Nothing to report this month.

Committee Reports:

Lake Management Report

- Neighbors fence south of Lock & Dock area is falling down onto OHA property.
- Two new locking rings were replaced at a cost of \$150 by TJs.
- Jason has helped remove buckthorn on the eastern shoreline. Brush piles collected, may go over budget because need to remove these piles.
- Lake condition is great, clear, native plants growing on water's edge, algae controlled, fishing is good, usage of lake has doubled.
- Ken has discussed with EAM stocking the lake in 2021, recommend stocking at same levels as 2020.
- EAM will conduct fish study in Spring or Fall 2021.

Landscape Report

- Nothing to report

Social Report

- Leslie Ott will make proposal for Halloween event.
- No plans at this time for other social events, will monitor COVID-19 and CDC guidelines.

Communications Report

- Oak Leaf and Directory were sent out and delivered.
- If anyone wants to help work on the Oak Leaf, let Matt know.
- Common area rules were update in Directory, will be put on OHA website.

Welcoming Report

- Three homes were visited.
- Will update Welcome Letter and send to Board for approval.

Old Business

- No old Business

New Business

- Election of Vice President. Lynette moved to make a motion to nominated Jeanie as vice president, Monika Seconded, and the motion carried.
- Lynette proposed revisions to OHAP 2.0: OHA Financial Controls. Matt will make additional formatting changes and will present the new document at the November meeting for approval.
- Ken made a proposal to remove invasive cattails in Lake Charles. Board unanimously agreed the cattails should be removed as they are in OHA property. EAM suggests applying two herbicide treatments in August 2021 and then cutting down the stalks. Added cost will be put in budget.
- Preliminary Grant Proposal 2021 includes: TJs aerating and seeding areas on shoreline, removing a tree that an arborist recommended removing, planting some additional trees to prevent erosion

Public Comment

- No public comment.

Jeanie motioned to adjourn the meeting at 9:07 pm, Monika seconded.