



A not for profit corporation

**2021 Annual Meeting Minutes**

Monday, April 19, 2020

**Board Attendance:**

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

The meeting was called to order at 7:07 p.m. by Matt Johnson.

97 households represented; a quorum was present; 47 households are needed.

The chair will entertain a motion to waive the reading of the minutes of the April 15th, 2019 Annual Meeting of the Oakwood Homeowners Association, Brad Alexander responded so moved, Dave Szymendera seconded the motion. Motion passed unanimously.

The chair will entertain a motion to approve the minutes of the April 15th, 2019 Annual Meeting of the Oakwood Homeowners Association, John Flood responded so moved, Monika Rodriguez seconded. Motion passed unanimously.

Matt welcomed OHA households.

The current Board of Directors was introduced, and the meeting began with the election process.

**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. No annual meeting was held in 2020 due to pandemic.

Matt introduced each candidate; 4 for one-year terms and 3 for two-year terms; all 7 are existing board members and there were no write in candidates. Election procedures were outlined.

One-year term candidates:

- Matt Johnson
- Doug Schwegman



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Jeanie Smith  
Brian Stouffer

Two-year term candidates:

Monika Rodriguez  
Dave Szymendera  
Lynette Tuggle

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 one-year term candidates and 3 two-year term candidates. The ballots were collected, and the count was announced later in the meeting.

OHA members can observe the ballots being counted but cannot touch. All are scanned and homeowners have the right to view. Any questions send us an email.

Registration thank you to Jeanie and Jim Smith. Ballot counting thank you to Doug Schwegman and Dave Szymendera.

### **President's Report – Matt Johnson**

Matt welcomed new homeowners and families.

2019-2021

- Covid pandemic impact, may need to change governing documents in the future to account for unforeseen situations.
  - 2020 Annual Meeting was cancelled.
  - Monthly Board of Directors meetings were held via Zoom.
  - Social events including End of Summer BBQ, OAKtober Fest and Fishing Derby were cancelled. Easter and Halloween events were held but differently than years past.
- Gas lamp repair/ replacement initiative was coordinated.

2021-2022

- Relaunch Social Events
- New Oak Leaf contributors
- Eastern Shoreline work
- Goal to implement some automation before 2022

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

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

- Total Expenditures: \$64,311
  - Lake Management – 37% (\$24,072)
  - Landscape – 35% (\$22,559)



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- Audit, Insurance, Legal – 16% (\$10,053)
- Communication – 7% (\$4,332)
- Administrative – 3% (\$1,876)
- Social events – 2% (\$1,417)
- Budget deficit of \$5,144
- Replacement fund holds \$106,784.
- Lynette outlined the 2020 budget and communicated there will be no increase to the annual dues amount due of \$126. Fourth year in a row of no increase.
- Frank Brady asked how many households were delinquent. 16 homes are delinquent; seven have liens placed on them because they have been delinquent for over 2 years.

## **Committee Reports**

### Lake Report – Ken Brennan

- Thank you to all the LMC volunteers.
- Lake Charles:
  - Looking healthy, visibility is at 10' and oxygen is excellent.
  - Continued stocking of largemouth bass.
  - Algae treatments as required.
  - No fishing license required, catch and release policy on lake.
- Eastern Shoreline:
  - OHA qualified for DuPage County Water Quality Grant, second year in a row. Using bio-engineering to protect the shoreline from erosion and improving water quality.
  - Continued removal of evasive vegetation.
  - Added 8 samplings provided by the Village of Westmont, will be adding additional trees when budget allows.
- Volunteers always needed.
- Jessica Zebrauskas stated that the trail looks barren from removal of trees and saplings planted are small, so will take time to grow, there is a need for more mature trees. Matt stated that some of the trees removed near the shoreline were not on Oakwood property. Jessica Zebrauskas asked about possibly planting some pines on the berm and that some Oakwood residents may be interested in donating more mature trees, if services were available to plant the trees.
- Darlene Garay stated that the berm was not Oakwood property, so we could possibly not be allowed to plant trees on it.
- Denise Hayes states that dead, taller trees are great resting spots for bald eagles and other animals. If possible, do not remove the tall trees.
- Rima Brutus stated that Safeway Insurance uses a Northern Goshawk noise to scare away geese. Her husband has spoken to representatives from Safeway Insurance about the noise on several occasions and encourages other residents to do the same.

### Communications Report – Matt Johnson

- Introduced Communication Committee.
- Oakleaf, quarterly newsletter



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- 2020 Directory sent out, 2022 next issue
- Website – [www.oakwoodha.org](http://www.oakwoodha.org)
- Email distribution list – email us at [info@oakwoodha.org](mailto:info@oakwoodha.org)
- Nextdoor.com
- 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:
  - Steve Nero – Village Board updates
  - Dave Szymendera – Market Outlook
  - Jenny Babyar – Village Communications
  - Bob Fleck – Westmont Park District
  - Committee Chairs and Members
  - Oakwood Residents
  - Advertisers – large part of communication, please support Advertisers.

#### Landscape Report – Jason Hawkins

- Manages landscape contracts and community communication for common area maintenance matters.
- Use TJs to maintain entrances, common areas of beach and cul-de-sacs.
- Flowers to be planted the second weekend of May at North and South entrances, volunteers are encouraged.
- Fertilizer at grass areas at beach and North entrances will be applied on Mother’s Day weekend.
- There will be a beach cleanup prior to the Fishing Derby.
- Mulch will be added to the West of the beach because of the removal of buckthorn and junipers.
- Trach along Ogden will be picked up at the end of May.
- Thank you for all who pick up trash around Oakwood.
- Had a 2-year contract for Christmas lights, will be looking for three new bids and a new contractor to install lights in November.
- Volunteers needed.
- Denise Hayes asked if Jason could notify everyone when he needs help, possibly through Nextdoor.
- Rima Brutus stated she will help plant areas near her home.
- Matt Johnson noted that we will be reaching out to those that expressed interested in volunteering in the Directory again.
- Jessica Zebrauskas asked what was going on with electrical boxes. Jason Hawkins noted that if there is concern with electrical boxes, to contact the Village of Westmont.
- Will be asking Village of Westmont about painting transformer boxes.
- Volcano mulching is not good for trees, refrain from doing or allowing landscapers to do.

#### Social Report – Yvette Johnson

- Easter Egg Hunt – April 3rd - Vicki O’Malley
- 13<sup>th</sup> Annual Fishing Derby – June 5<sup>th</sup> – Brad Alexander
- OAKtober Fest - September TBD - Yvette Johnson



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- Halloween Party – date TBD – Leslie Ott in 2020
- Would like a photographer to take pictures at all the events.

#### Welcoming Committee – Monika Rodriguez

- Recognition of new homeowners.
- 14 Welcome packages distributed to new homeowners in 2020.
- Thank you to those who help welcome our new neighbors.
- Thank you to some of our advertisers for providing materials in Welcome Packages.
  - Long Realty – Maureen Sullivan
  - Michelle’s Cleaning Services
  - Patti Nyien, NCTM – Pian Lessons
  - Platinum Partners Realtors – Jon Rodriguez

#### **New Business**

Laura Connelly stepped down in July 2020 after being on the OHA Board since 2011; Secretary 2011-2018 and Vice President 2018-2020. She will be presented a service award.

#### Election Results

The 4 candidates for one-year terms and 3 candidates for two-year terms with the highest vote count were elected to the Board. A total of 97 votes total were cast for both one-year and two-year terms.

#### Tally Numbers:

##### One-year term:

Matt Johnson - 97  
Doug Schwegman - 97  
Jeanie Smith - 96  
Brian Stouffer - 96

##### Two-year term:

Monika Rodriguez - 97  
Dave Szymendera - 97  
Lynette Tuggle - 97

#### **Members Forum**

#### Neighborhood Watch – Carol Johnson

- Have started meeting and looking into starting a Neighborhood Watch Program in Oakwood.
- Marketing for the group has included Oak Lead article, Nextdoor and Facebook site.
- June 15<sup>th</sup>, meeting with Sgt. Weibler to discuss ask questions of Westmont Police Department.
- Email address of group: [oakwoodneighborhoodwatch@gmail.com](mailto:oakwoodneighborhoodwatch@gmail.com)

Carol Johnson also mentioned again that volcano mulching is not good for trees, refrain from doing or allowing landscapers to do.



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Two handouts, provided by Jack Baldermann, Principal of Westmont High School regarding Westmont High School ranking of 2020 Great Schools in Illinois. Westmont High School received the highest ranking (10) possible.

Darlene Garay asked if there were any efforts underway to coordinate a discount for driveway repairs. Matt Johnson stated that currently there are no such efforts, but if there is an interest then the OHA Board could help facilitate.

Lou Riccardi asked if the Oakwood Garage Sale would still be held in 2021, he has the Oakwood Garage Sale sign in his garage. Matt Johnson noted that he will see if there is any interest.

### **Announcement of Door Prize Winners**

Door prizes were announced.

Attendees:

- \$15 Panera – 751 Oakwood Drive
- \$20 Zazzos – 550 Revere
- \$20 Marianos – 1040 Williamsburg
- \$20 Standard Market – 809 Revere
- \$25 Shell – 549 Hamilton

Proxy:

- \$15 Walgreens -1118 Oakwood Drive
- \$15 Jewel Osco – 534 Revere
- \$20 Jewel Osco – 519 Hamilton

Alice Kautsky motioned to adjourn the meeting at 8:29pm, Jeanie Smith seconded.