



A not for profit corporation

Board of Directors Meeting Minutes

Tuesday, December 7, 2021

Board Attendance:

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

Matt called the meeting to order at 7:33 p.m.

Lynette made a motion to approve the November minutes, Dave seconded, and the motion carried.

President's Report:

- The next board meeting will be Tuesday, January 4, 2022, at 7:30 p.m., location TBD.
- Oak Leaf was included in the Westmont Village 100-year time capsule. Article on Oakwood was included in the Westmont Magazine.
- Matt mentioned speaking to President of golf course OHA regarding plans to sell off top nine holes of golf course and developing the property with hundreds of homes and temporary housing. Matt trying to obtain additional information as any work will impact Lake Charles.

2021-2022 Meeting Dates

January 4 February 1
March 1 April 5 April 18 Annual Meeting

Members Forum:

Nothing to report.

Treasurer's Report:

- Lynette provided the board with electronic copies of statements prior to the meeting.
- As a result of Lynette sending out ten letters to homeowners past due on annual dues, five paid.
- Attorney notified Lynette that homeowner will pay outstanding fees with sale of home.

Committee Reports:

Lake Management Report

- Davey Tree will complete work by January 1, 2022.

- On November 30, 2021, LMC had a Zoom meeting with EAM who answered questions regarding Lake Charles concerns. Management Plan developed for 2022 including plants regrowing in lake, algae treatments, curly leaf treatment early in April, monitoring of weed growth.
- Matt will work on sending out a letter to homeowner and landscaping company notifying them that a vehicle cannot be parked on OHA property but can be parked on the path near property.
- There is concern with corrosion of the Lake Charles Outlet. Darlene has cleaned the grate covering the outlet for years, but the grate and area near the outlet is no longer safe. Matt still has to ask the village engineer to come out and identify what could/should be done to fix the outlet.
- Matt will speak to homeowner in Spring regarding structure not in compliance in Lake Charles.

Landscape Report

- Lights were installed at entrances but concerns as lights are not operating correctly. Lights at north entrance are not coming on, nor are the streetlights, Jason will bring to the village's attention. Some lights appeared to be pulled off, Jason hung back on trees.
- Bushes that were treated with insecticide in Spring were cut down at entrances and TJs will pick up.
- Large stones are being thrown into Lake Charles, will have TJs put the stones back into the lake.

Social Report

- Next event is the Egg Hunt.

Communications Report

- Oak Leaf will be distributed.
- Next year is a directory year.
- Looking into OHA Zoom account.

Welcoming Report

- Seven homes were visited.

Old Business

- Gas lamps: nothing new to report
- Driveways: nothing new to report

New Business

- Matt will speak to Steve Nero regarding lights not working on Oakwood Drive, requests have been submitted through Village of Westmont website but lights still not operating correctly.
- Meeting rooms are still not available at the library, Board meetings will continue to be held virtually until further notice.
- Lynette moved to approve the 2022 OHA Budget, Monika Seconded, and the motion carried.
- Need to reevaluate items that have fixed life cycles (i.e., tuckpointing of monuments, insurance, etc.) to make sure reserves are adequately funded and account for inflation.

Public Comment

No public comment.

Dave motioned to adjourn the meeting at 8:13 p.m., Monika seconded.