



A not for profit corporation

Board of Directors Meeting Minutes

Tuesday, March 1, 2022

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
X	Doug Schwegman (Dir)		
X	Brian Stouffer (Dir)		
	Dave Szymendera (Dir)		
X	Ken Brennan		Lake Management
	Jason Hawkins		Landscaping
	Yvette Johnson		Social

Matt called the meeting to order at 7:31 p.m.

Lynette made a motion to approve the February minutes, Matt seconded, Doug abstained, and the motion carried.

President's Report:

- The next board meeting will be Tuesday, April 5, 2022, at 7:30 p.m., location TBD.
- Mike Ramsey from village cancelled Wednesday, March 2, 2022, meeting to discuss outlet due to inclement weather, will reschedule for March 9th.

2021-2022 Meeting Dates

April 5 April 19 Annual Meeting

Members Forum:

Nothing to report.

Treasurer's Report:

- Lynette provided the board with electronic copies of statements prior to the meeting.
- One additional property paid lien.

Committee Reports:

Lake Management Report

- Ken asked as to when the Village will be coming out to look at outlet.

Landscape Report

- Nothing new to report.

Social Report

- Egg Hunt will be in-person at the Junior High, April 16th
- Fishing Derby Beach Party will take place on June 4th

Communications Report

- Oak Leafs were distributed
- 2022 is a Directory year, anticipate Fall distribution. Will need to include Form in May 1st mailing of Dues Assessments.
- Matt will finalize deadline dates for Oak Leaf contributions.

Welcoming Report

- Two new homes were visited.

Old Business

- Revising OHAP 2.0, Matt will combine comments and will discuss during next meeting.
- Annual Meeting will be held April 19th at the High School. Neighborhood Watch and Jack Baldermann have offered to present. Presentations due April 2nd to Matt. Matt will follow up with Mr. Baldermann on refreshments at the meeting. Lynette will pick up door prizes (again for in-person and proxy) participants. Need someone to help check-in individuals.
- One Board member will not be running again, so spot is open on the Board.
- Willowcrest Development Proposal, Matt provided some specific information he received regarding the project proposal. 312 units; luxury rental properties (60% rental of single family and townhome units); amenities including clubhouse, gym, recreational area; different species of plants incorporated into design, snow removal, grass maintenance and all of the building on the back nine holes of the current gold course. The project will be presented on March 9th to the Village, approximately 2 years to build. Matt did mention that Oakwood would be impacted with any construction that would occur at the site and that dredging may have to occur as a result.
- Ken presented on the watershed that feeds into Lake Charles and impacts of potential construction on the back nine holes of the golf course. These impacts include FEMA potentially reevaluating maps and redesignating additional homes in flood plains, increasing insurance costs and potentially devaluing home prices. Ken suggested the Steve Nero be contacted as he is on water committees at both the Village and County. Ken also suggested that the project possibly look into increasing their water retention or reevaluating the impact that the construction would have on the watershed that impacts Lake Charles. Presentation is attached.

New Business

- 5G light posts are being installed around Westmont, some in Oakwood. Matt will see if he can obtain some additional information.

Public Comment

No public comment.

Monika motioned to adjourn the meeting at 9:25 p.m., Lynette seconded.