



4 E. Ogden Avenue, #313  
Westmont, Illinois 60559

A not for profit corporation

## 2022 Annual Meeting Minutes

Tuesday, April 19, 2022

### Board Attendance:

	Name	Officer	Committee Head
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 7:06 p.m. by Matt Johnson.

85 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 19, 2021, Annual Meeting of the Oakwood Homeowners Association, Brad Alexander responded so moved, Ken Brennan seconded. Motion passed unanimously.

The chair will entertain a motion to approve the minutes of the April 19, 2021, Annual Meeting of the Oakwood Homeowners Association, Monika Rodriguez responded so moved, Mark Poncer seconded. Motion passed unanimously.

Matt welcomed OHA households.

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

### President's Report – Matt Johnson

Matt welcomed homeowners and families.

#### Changes in 2021-2022

- Continued COVID impacts
  - Annual Meeting
  - Monthly Board meetings held via ZOOM
  - Social Events
- Neighborhood Watch
- Oakwood Gas Lamp Repair/Replacement



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- Driveway paving project

#### 2022-2023 Targeted Changes

- Relaunch Social Events
- Eastern shoreline work
- Internet-based updates
- Westmont HOA regular "Summit"

Mark Poncer asked how many HOAs were in Westmont. Unsure of total count in Westmont, but Oakbrook has 22 HOAs.

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

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

- Total Expenditures: \$65,360
  - Lake Management – 43.8% (\$28,647)
  - Landscape – 31.3% (\$20,431)
  - Audit, Insurance, Legal – 12.8% (\$8,384)
  - Communication – 3.8% (\$2,500)
  - Administrative – 2.4% (\$1,578)
  - Social events – 5.8% (\$3,820)
- Budget deficit of \$1,300
- Replacement fund holds \$107,216.
- Lynette outlined the 2022 budget and communicated there will be an increase to the annual dues amount to \$130 (increase of 3.17% rounded up). First increase in over five years.
- Four people have not paid dues for 2021.
- Eleven properties have liens placed on them.

Darlene Garay asked is any money is regularly put into the replacement fund. Bank interest is always put into the replacement fund.

Andrea Leinweber asked if there is a list of addresses with outstanding dues. Board has a listing, but the list is not public.

Mark Poncer asked if there is any effort being made to collect from the eleven homes that have liens placed on the properties. Lynette regularly sends past due notices. In addition, money owed is collected whenever the residence is refinanced or sold.

Denise Hayes thanked Lynette Tuggle for all her work as Treasurer.



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### **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.

Matt introduced each candidate; all 3 are existing board members. Matt also nominated Doug Schwegman, who is a current board member as a write in candidate. Election procedures were outlined.

Matt Johnson  
Jeanie Smith  
Brian Stouffer

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 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 Jim Smith and Carol Johnson. Ballot counting thank you to Jim Smith and Lynette Tuggle.

### **Special Presentation:**

- Jack Baldermann, Westmont High School Principal

### **Committee Reports**

#### Lake Report – Ken Brennan

- Thank you to all the LMC volunteers.
- Water monitoring of Lake Charles occurs twice a month, looking for clarity, color, temperature, Ph, dissolved oxygen, and visual inspection.
- Lake was restocked with 200 (8"-10") catfish and 750 (4"-6") large mouth bass. Lake Charles has a catch and release program.
- Negative side of algae
  - Restricts lake use by boaters and fisherman
  - Looks unpleasant
  - Kills underwater plants, which were killed in July 2021. Biologist believes that the roots were not filled off and so the plants should regrow. If plants do not regrow, then will have to put dye in lake to shade the water.
  - Can cause fish kill
  - Can smell bad
- Ph and nitrogen in water from grass fertilizers contributes to algae growth.
- Easter Shoreline Cleanup, May 7<sup>th</sup>, 10am-12pm. VOLUNTEERS needed!
- DuPage County gave the association \$2,000 over the last two years to help with shoreline plants.



#### Communications Report – Matt Johnson

- Introduced Communication Committee
- Oakleaf, quarterly newsletter, still in print because we do not have email addresses for all residents and information must make it to homeowners.
- 2022 Directory will be sent out in Fall
- Website – [www.oakwoodha.org](http://www.oakwoodha.org)
- Email distribution list – email us at [info@oakwoodha.org](mailto:info@oakwoodha.org), currently have 464 active email addresses
- 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
  - Committee Chairs and Members
  - Oakwood Residents
- Advertisers – large part of communication, please support Advertisers.
  - "Jon" Juan Rodriguez: Century 21
  - Stephanie Kramer: Keller Williams Realty
  - Jack Hubeny: Law Offices of John R. Hubeny, P.C.
  - Michalina Rodek: Michelle's Cleaning Service
  - Gary Armstrong: Next Door and Window
  - Patricia (Patti) Nyien, NCTM: Noteworthy Piano Studio

#### 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.
- Trash along Ogden Avenue will be collected at the end of May.
- Three bids will be received for Christmas Lights to be installed in November.
- Be conscious of volcano mulching which can slowly kill trees.

Frank Brady asked how many cu-de-sacs are in Oakwood. 7-8 cul-de-sacs are in Oakwood.

Frank Brady also noted that the Christmas light on the North end of Oakwood kept going out, were there electrical problems again. Jason Hawkins noted that electricity for the lights comes from the streetlights and there were issues with the streetlights not functioning properly. Frank Brady did make repairs years ago after mice chewed through wires, but this time it was not due to rodents.



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Glenn Stone noted that the cul-de-sac in the 600 block of Oakwood is missing dirt and curbing along the backside. The Village is aware of the damages cul-de-sac and will be working to repair.

#### Social Report – Yvette Johnson

- Easter Egg Hunt – April 13<sup>th</sup>, 113 children participated - Vicki O'Malley
- 15<sup>th</sup> Annual Fishing Derby/Beach Party – June 4<sup>th</sup> – Brad Alexander
- OAKtober Fest – September/October TBD
- Halloween Party – date TBD – Leslie Ott in 2021
- If anyone has ideas for new events or to improve events, please contact with a plan and a willingness to participate.
- Would like a photographer to take pictures at all the events.

#### Welcoming Committee – Monika Rodriguez

- Recognition of new homeowners.
- 21 Welcome packages distributed to new homeowners in 2020.
- Thank you to Jeanie Smith who help welcome our new neighbors.
- Thank you to our advertisers for providing materials in Welcome Packages.
  - Long Realty
  - Michelle's Cleaning Services
  - Patricia (Patti) Nyien, NCTM: Noteworthy Piano Studio
  - Platinum Partners Realtors – Jon Rodriguez

#### **New Business**

Doug Schwegman was presented a service award for being on the Board since April 2016. He was a member of the Lake Management Committee and a consistently strong contributor and helpful member of the Board.

#### Willowcrest Development

- CORE Builders proposing development of non-resident owned subdivision that would have 230 single family detached homes, 60 2-story townhomes and a clubhouse. The proposal is not next Oakwood subdivision, but back "9" holes. There are two phases for the proposal. The Village of Westmont vote has been delayed on the proposals.
- Oakwood Hills Homeowners Association is concerned about more natural areas and conservation easement that is "in perpetuity."
- Oakwood residents have expressed concerns, especially after receiving mailer.
- OHA Board believes there are two imminent risks to OHA and currently investigating potential safeguards against the financial risks to OHA.
  - Sediment collection
  - Water retention and Lake Charles flow, water capabilities
- OHA is in communication with Village of Westmont representatives regarding financial concerns, also trying to stay on top of any proposed changes/ actions. OHA is offering to facilitate communication with Oakwood residents to keep interested residents apprised of updates and



coordinated feedback from Oakwood residents back to the appropriate parties. Please email [info@oakwoodha.org](mailto:info@oakwoodha.org) if interested in staying updated.

- Memo from Stephen May was distributed to Oakwood residents.
- There is a proposal for the builders to sponsor an engineering study to see the potential impact of the proposed project.

Joan Powers noted that she went to the Village meeting and understood that 50 acres of green space is to be lost with the construction. She also asked where one can get a County Traffic Report for the two proposed exits on Cass Ave, on a curve, without traffic lights. Matt Johnson did note that the proposed project does not connect directly to the gulf course/hotel or the Willowcrest Subdivision. In addition, he does not believe that the DuPage County has weighed in on the proposal.

Kevin Hayes stated that he thought that all of the gulf course was locked into perpetuity as green space and was wondering if this was correct. Unsure as to whether this is correct. Mr. Hayes was also concerned that the proposed project may reduce overall home values. The Village of Westmont Plan previously was to reduce temporary housing as it was 51%, unsure of what it is today, but the project would only increase temporary housing.

Jessica Zebrauskas stated that she was happy the flier was sent out, so to make residents aware of the project and the proposals. She noted that she is concerned as temporary housing is over 51%, highly dense community, elementary schools are at capacity. She believes that the OHA Board members and Oakwood residents should go to the Village of Westmont Board meetings to voice concerns so as to not regret voicing opinions. Mrs. Zebrauskas also offered to help get community group discussions, Town Hall, with Oakwood residents.

Tony Kranz noted that many of the same issues/ concerns with the proposal were the same with the Natatorium proposal. He asked what Oakwood Hills thinks of the proposal and it was noted that is the conservation easement was granted then they along with the Hotel were on board with the proposal as this was their main concern.

Mark Poncer wanted to clarify that it was the back "9" where the proposed project would be, and the conservation easement would be to the East of the proposed housing. Yes, this was correct that it was the back "9" and the conservation would be to the East. Mr. Poncer also noted that the target market for the proposal seems to have changed, the number of proposed units has been reduced by 10% and the overall development size has been reduced since the initial proposal was made.

Darlene Garay who "blessed" the proposal because it goes to the watershed and those that live/impacted by the watershed do not have the ability to vote on the development directly.

Mark Poncer stated that most of the west part of the gulf course is wetlands and asked if there have been any statements made regarding wetlands mitigations. It is not believed that any statements have been made regarding wetlands mitigation.



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Kevin Hayes noted that the watershed effected Oakwood residents and that the residents only have limited input on the proposal. Mr. Hayes was wondering if the OHA can higher a law firm to review and present the OHA if needed to review proposals, etc. Jack Hubney currently represents the OHA on all legal matters.

#### Election Results

The 4 candidates for two-year terms with the highest vote count were elected to the Board. A total of 85 votes total were cast for two-year terms.

Tally Numbers:

Two-year term:

Matt Johnson - 83

Doug Schwegman - 31

Jeanie Smith - 82

Brian Stouffer - 85

#### **Members Forum**

##### Neighborhood Watch – Carol Johnson

- Have several group members
- Marketing for the group has included Oak Lead article, Nextdoor (Oakwood Neighborhood Watch) and Facebook site.
- June 15<sup>th</sup> at 6:30 pm, sponsoring “Scams, Fraud, Theft, What Can You Do” discussion at Westmont Police Station.
- Email address of group: [oakwoodneighborhoodwatch@gmail.com](mailto:oakwoodneighborhoodwatch@gmail.com)

##### Race to the Flag

- Sunday, May 29<sup>th</sup> at 8:00am, will be running through Oakwood

##### Paper Shredding Event

- April 30<sup>th</sup> from 11am-4pm, Baird and Warner. 724 Ogden Ave., Downers Grove

Dave Szymendera noted that Matt Johnson does not get enough credit for all the work he does for Oakwood, it is a part time job making things run.

Matt Johnson that he has been in Oakwood for 18 years and loves this community, he would love to see new people engaged in activities.

Justin Lagen asked about the status of the 5G light poles installed around Oakwood. There were three light poles installed in Oakwood, there is no indication that additional light poles will be installed.

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



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Door prizes were announced.

Attendees:

- \$10 Jewel, David Koehler, 765 Oakwood Dr.
- \$10 Jewel, Cary Kmak, 557 Hamilton Ave.
- \$10 Target, Adrian Barkan, 748 Oakwood Dr.
- \$10 Walgreens, Jason Hawkins, 754 Oakwood Dr.
- \$15 Dunkin Donuts, Richard McNeal, 545 Revere
- \$15 Culver's, Monique Pasko, 452 Philadelphia
- \$15 Zazzo's, Jim Smith, 752 Oakwood Dr.
- \$15 Mariano's, Josh Ott, 708 Oakwood Dr.
- \$15 Citrus, Justin Lagen, 837 Oakwood Dr.
- \$20 Mobil, Jennifer Kush, 636 Champlaine Ave.
- \$20 Mobil, Julie Cramer, 559 Hamilton Ave.

Proxy:

- \$10 Walgreens – George Prescott, 816 Orleans
- \$15 Panera – Sharon Achilles, 741 Oakwood
- \$20 Mobil – Joe and Pat Meza, 941 Williamsburg

Brad Alexander motioned to adjourn the meeting at 9:14pm, Dave Szymendera seconded.