



A not for profit corporation

## Board of Directors Meeting Minutes

Tuesday, November 7, 2023

**Board Attendance:**

	Name	Officer	Committee Head
X	Brian Stouffer	President	
X	David Koehler (Dir)	Vice President	
X	David Sopczynski	Treasurer	
X	Monika Rodriguez (Dir)	Secretary	Welcome Committee
	Jeanie Smith (Dir)		Communication
X	Dave Szymendera (Dir)		Social
	Ken Brennan		Lake Management
X	Jason Hawkins		Landscaping

Brian called the meeting of the OHA Board of Directors to order at 7:38 p.m.

David Sopczynski made a motion to approve the October meeting minutes as presented and the motion carried.

**President’s Report:**

A resident who attended the Annual Meeting and voiced her concerns, called to discuss concerns with the sidewalk in front of her house not being replaced. At this time the Village has replaced sidewalks slated for 2023.

**2023-2024 Meeting Date**

December 5	January 9	February 6
March 5	April 2	April 15 (Annual Meeting)

**Members Forum:**

Nothing to report.

**Treasurer’s Report:**

- Electronic copies of October statements were provided.
- Emailed attorney about sending out additional letters to 5 homeowners prior to liens being placed.
- The website is outdated and does not reflect current dues of \$134.
- David Sopczynski will investigate when outstanding dues can be written off for foreclosed homes.

**Vice President’s Report:**

- Discussion on charging for those that attend social events, or possibly taking in donations.

**Committee Reports:**

Lake Management Report

- Ken and David Koehler looked at outlet grate, which is in disrepair, flange is in fact broken. In addition, the area around the outlet is also unsafe. No one on the LMC is willing to clean the grate

because it is unsafe. Ken recommends replacing the grate in 2024 using capital funds. The grate in the NE retention area is also falling apart. David Koehler will reach out to the village to see who has what responsibility and what can be done in terms of replacing the grate immediately.

- A Request for Bid was sent to three algae maintenance contractors, bids should be submitted soon, interviews will be held to determine the best contractor for work.
- Aerator pumps: two pumps rebuilt, two pumps cleaned, three original pump motors from 2007 may need to be replaced.
- Eastern Shoreline tree trimming: one dead tree was cut down and the stump will be ground down, one diseased elm tree was cut down, one large branch in the Lock and Dock area was removed.

#### Landscape Report

- Jason will again be hanging Christmas lights.

#### Social Report

- Halloween Party, 174 people.
- Volunteers are needed to head Easter and Halloween events.

#### Communications Report

- Oakleaf was distributed.
- Luke Stanczyk working with Matt Johnson on next Oak Leaf.

#### Welcoming Report

Nothing to Report.

#### **Old Business**

- Willowcrest Development Proposal updates:
  - Willowcrest Development made a pre-petition presentation at P&Z Community Meeting on October 11<sup>th</sup>.
- Outlet Update:
  - Nothing additional to report.

#### **New Business**

- Board Vacancy, Luke Stanczyk has expressed interest.
- 2024 Budget Discussion
- Increasing Oak Leaf and Directory advertising prices; prices will be increased by \$40 a year: from \$70 to \$110, \$140 to \$180, and \$210 to \$250 a year/ per Directory.

#### **Public Comment**

No public comment

David Koehler motioned to adjourn the meeting at 9:19 p.m.