



A not for profit corporation

Board of Directors Meeting Minutes

Tuesday, December 5, 2023

Board Attendance:

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

Brian called the meeting of the OHA Board of Directors to order at 7:39 p.m.

We did not have a quorum so we could not approve the November minutes.

President’s Report:

- There is a Planning and Zoning meeting 12/13 at 7pm at Westmont Village Hall regarding volleyball court on Blackhawk and potential addition of pickleball court/courts. Anyone who is interested may attend.

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:

- Matt Johnson has been removed from bank accounts following his resignation.
- TJ Landscaping checks were "lost in the mail" — this is being addressed.
- Dave Sopczynski had a discussion with our attorney Jack Hubeny regarding liens.
- Ken's Lake Management Committee budget is balanced.
- On 12/15 our CD is renewing @ 5%+ for \$60K. We will lock in for 14 months or more.
- New Board President Brian Stouffer and Dave Sopczynski will head to PNC to add Brian to the bank account and renew CD

Vice President’s Report:

- David Koehler inquired with the village about the sidewalk at 1005 Oakwood. It is currently in the works for repair, although no guarantees could be made on timing. Brian Stouffer will communicate this to the homeowner.
- Raised the grate/flange issue that was taken up in Lake Management Report.

Committee Reports:

Lake Management Report

- Lou Riccardi from the LMC was present along with LMC Chair Ken Brennan
- Solitude was the accepted bid for algae control for 2024. Their bid was more affordable and offered the best range of services of the three vendors who responded (Solitude, McCloud, and Black Lagoon). Brian Stouffer signed the contract and will notify the previous vendor, EAM, of our intent to cancel the contract, effective immediately.
 - The outlet grate design is being refined. Ken and Lou showed a sketch.
 - An alternative outlet has also been discussed with a shorter run to Pasquinelli. Dredging is another alternative.

Landscape Report

- Christmas lights were installed at both entrances.

Social Report

- The OHA's Facebook page credentials will be shared with the Social Committee and Communications Committee Chairs.
- Work is continuing to find volunteers for the Halloween and Easter parties. Some residents have expressed interest – we will follow up.

Communications Report

- Luke Stanczyk has redesigned the Oak Leaf. Publication is set for January, and will include the budget that is approved at the January board meeting.
- Brian Stouffer volunteered to proofread the newsletter before print.
- Oak Leaf advertising prices have been raised to \$110 (business card), \$180 (double size), and \$250 (1/2 page)

Welcoming Report

- It was suggested we take a poll of the residents on if we should continue to publish the neighborhood directory every two years or extend to three. We will consider adding this survey question to the annual dues notice, pending further discussion with the board.

Old Business

- Willowcrest Development Proposal updates:
 - Nothing additional to report.
- Outlet Update:
 - Nothing additional to report.

New Business

- Brian suggested we look into setting up a committee to review bylaws and procedures and ensure that the most up-to-date versions are published on our website.
- We discussed looking into the number of Airbnb's in Oakwood.

Public Comment

No public comment

Dave Szymendera motioned to adjourn the meeting at 8:53 p.m.