

**OAKHURST COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
September 25, 2012  
OAKHURST POOL BUILDING**

**I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM**

The Tuesday, September 25, 2012 meeting of the Oakhurst Community Association (OCA) was called to order at 7:00 P.M. by President, Jonathan Lack at the Oakhurst Pool Center. A quorum of the Board was present. The following Board Members were in attendance:

<b>Absent</b>	<b>Present</b>	<b>Board Member</b>	<b>Board Title</b>
	X	Jonathan Lack	President
	X	Claudia Schmidt	Director
	X	Connie Gallagher	Vice President
	X	Phil Hansen	Director
	X	Bill Bernard	Director
	X	Barbara Chappell	Director
X		Mike Baum	Baum Property
	X	Tina Straits	Baum Property

Guests:

The Neighborhood Representatives in attendance were:

- Bill Poppe – Mayfair
- Debbie Beatty - Summerfield
- Rick Mervine – Inverness
- Charlotte Dockstader – Aspen
- Lewis Bullock – Stanfield
- James Valastro – Autumn Meadows
- Marilyn Hollis – Ashbrook
- Karyn Mrozek – Carriage Estates
- Abha Dey – Wild Meadows

Multi Family Neighborhoods

- Connie Gallagher – Autumn Lakes Condo Association
- Janet Begeman – Country Homes
- Barbara Chappell – Heather Glen
- Andrea Wasielewski – The Townes of Oakhurst

**I. APD FORUM**

Officers Townsend, Rawley, Robinson and Boyer attended the meeting. They reported that all but four of the eighteen vehicles broken into in the area were left unlocked. Residents were reminded to keep the serial numbers of bicycles, televisions and other valuables recorded so that they can be returned if stolen. Residents were urged to report suspicious persons or activities. The officers stated that the most important actions to take to keep

crime down is to lock car doors, close garage doors, turn on outdoor lights and prune landscaping back adjacent to house.

**II. NEIGHBORHOOD REPRESENTATIVE FORUM (OPENING COMMENTS)**

Covered under landscaping

**II. RESIDENT'S FORUM**

None.

**IV. APPROVAL OF July 24, 2012 MINUTES**

A motion to approve the July 24, 2012 minutes:

Motion: Connie Gallagher

Second: Claudia Schmidt

Vote: 5-0

**V. TREASURER'S REPORT**

Mike Baum reported that \$430,242 has been collected in assessments. Reserves are funded for the year. Operating has \$212, 322.87. Reserves have \$174,226.08. Total is \$388,548.95 as of August 31, 2012.

**VI. COMMITTEE REPORTS**

**A. RECREATION – JONATHAN LACK**

Jonathan Lack reported that soccer is up and running. The women's tennis won the championship undefeated.

**B. MODIFICATIONS – BILL POPPE**

Bill Poppe reported that there have been 41 modifications to date. 19 of these have been closed. 22 are in process.

**C. TRAFFIC – RICK MERVINE**

Mr. Mervine reported that DuPage County has agreed that there are problems with Mustang Way on Eola. They will work toward a right-in-right out solution to reduce rush hour hold ups. The traffic light at New York and Eola will be lengthened some 4 to 5 seconds. Traffic light synchronization from New York south to Wolf's Crossing is nearing the end of engineering. Work to be scheduled for next spring to replace and synchronize the signals. All road surfacing work for our area is done for the season.

**D. LANDSCAPE – CLAUDIA SCHMIDT**

Claudia Schmidt reported that the County Wide contract is winding down. Clarence Davids & Co. has been selected as the new landscaping contractor. Clarence Davids will be doing some overseeding and fertilizing this fall. The concentration next year will be the turf and getting the berms in good condition. Oakhurst has removed 100 trees throughout the property. In

addition, the City of Aurora, is removing ash trees along the parkways. The City of Aurora has 3 crews working 2 shifts for removal. Trees are cut down by one crew and stump grinding is done by another crew. If the parkway tree is replaced it should be watered by the homeowner. Homeowners should cut back branches overhanging the sidewalks. This includes the trees on the parkway.

## **VII. MANAGEMENT REPORT – TINA STRAITS**

### **A. RECREATION/Common Areas**

1. Clarence Davids & Co. – proposals presented for landscape maintenance and overseeding.
2. Management contract proposal presented
3. 2013 proposed budget presented.
4. Income taxes prepared and filed
5. Monument proposals forthcoming

### **B. COLLECTIONS/DELINQUENCY REPORT**

All accounts not current have been placed with the attorney.

## **VIII. NEW BUSINESS**

1. Clarence Davids landscaping proposal approved. Motioned: CS Seconded: CG Passed: 6-0
2. Clarence Davids overseeding proposal approved. Motioned: CS Seconded: CG Passed: 6-0
3. Baum Property Management proposal approved. Motioned: PH Seconded: BC Passed: 6-0
4. Proposed 2013 budget presented

## **IX. OLD BUSINESS**

## **X. MOTION TO ADJOURN**

Motion to adjourn at 8:03 P.M.

Motion: CG  
Second: PH  
Vote: 6-0