

OAKHURST COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

January 25, 2011

Oakhurst Pool Building

I. CALL BUSINESS MEETING TO ORDER/DECLARE QUORUM

The Tuesday, January 25, 2011 meeting of the Oakhurst Community Association (OCA) Board of Directors 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:

Absent	Present	Board Member	Board Title
	X	Jonathan Lack	President
	X	Doug Gienger	Secretary
	X	Claudia Schmidt	Director
	X	Connie Gallagher	Vice President
	X	Phil Hansen	Director
	X	Jeff Rutan	Treasurer
X		Bill Bernard	Director
X		Mike Baum	Baum Property
	X	Rhonda Sitterly	Baum Property

Guests:

The Neighborhood Representatives in attendance are marked with an X:

ASHBROOK

Marilyn Hollis
Doug Lucas

X

MAYFAIR

Bill Poppe
Joe Babcock

X

ASPEN

Sue Ellen Gerchman
Charlotte
Dockstader

STANFIELD

Lewis Bullock
Open position
Open position

X

AUTUMN MEADOWS

Jeffrey Zale
Jim Valastro

X

SUMMERFIELD

Debbie Beaty
Debbie Basak
Bill Bernard

BRECKENRIDGE

Iynn Minnis
Bill Chinetti

THE WOODS

Duane Pifko
Open Position

CARRIAGE ESTATES

Karyn Mrozek
Barb Garitty
Open Position

X

X

WIID MEADOWS

Steve Bosco
Abha Dey

X

INVERNESS

Rick Mervine
Robin Church
Linda Gula

X

X

Multi-Family Neighborhoods

AUTUMN LAKES CONDO ASSOC.
Connie Gallagher

COUNTRY HOMES
Janet Begeman
Judy George

HEATHER GLEN
Jeff Rutan

THE TOWNES OF OAKHURST HOA
Jo Fredell Higgins
Neil DuBry

THE TOWNES OF OAKHURST CONDO ASSOC.
Tammy Hatcher

HUNTERS GLEN APARTMENTS
Bob Gleason

ABINGTON WOODS
Open

X - present

II. NEIGHBORHOOD REPRESENTATIVE FORUM (Opening Comments)

Robin Church asked if anyone reported seeing a suspicious white van driving throughout the neighborhood. President Lack advised homeowners to call the police and report any suspicious activity.

III. RESIDENT'S FORUM

Jeffrey Zale from Autumn Meadows introduced himself and volunteered to fill the vacant neighborhood rep position for Autumn Meadows.

Bill Poppe reported that the recycling company was coming through at 5:45 AM and sometimes as early as 5:30 AM. It was recommended that he contact Rick Mervine (Alderman).

IV. APPROVAL OF October 26, 2010 MEETING MINUTES

A motion to approve the October 26, 2010 minutes:

Motion: Claudia Schmidt
Second: Connie Gallagher
Vote: 6-0

V. TREASURER'S REPORT

Jeff Rutan reported that as of December 31, 2010 there was \$27,784.00 in the regular checking and a total of \$154,681.00 in assets. A homeowner asked if this was an adequate amount of reserves. President Lack stated that it was and was verified by the Accounting Review

submitted by the Accountant.

VI. COMMITTEE REPORTS

A. Recreation - Jonathan Lack

None

B. Modifications - Bill Poppe

Six open mods for 2010 and 1 new for 2011.

C. Traffic - Rick Mervine

A red light camera was installed at Rt. 34. Eola South of Montgomery Rd. is scheduled to be widened in 2013.

D. Landscape - Claudia Schmidt

Nothing to report. The landscape vendor will begin pruning and cleanup as soon as the weather permits.

VII. MANAGEMENT REPORT - Rhonda Sitterly

A. RECREATIONAL/COMMON AREAS

1. Accident at Eola and McCoy in November – submitted insurance claim and received a \$1000 for the damaged crab tree. Money deposit against landscape account.
2. Accident at the Cheshire median – no information on driver was available
3. Proposal from CTU for 2011 irrigation maintenance (open/close) approx \$1600 00. Board to advise. Need board direction as to what (if any) irrigation repairs/improvements should be considered this year.
4. The pond maintenance will be done by McCloud – a two year contract was signed last year.
5. A committee has been formed to evaluate the future landscape lighting needs and irrigation needs. Baum will follow up and work on obtaining proposals to be considered prior to the April meeting

B. COLLECTIONS/DELINQUENCY REPORT

A delinquency trend report is attached. Uncollected assessments from 2010 total \$13,877.00. After the March 15 due date, accounts that are at least 2 years delinquent will have action taken against them either by collection agency or attorney, depending on the amount owed.

C. INSPECTION REPORT

January 20, 2011 report attached. 14 letters sent. Next inspection will focus on holiday decorations

D. MISC.

1. Hunter's Glen status: The Hunter's Glen rep has agreed to take over the maintenance of this area for a 20% assessment rebate. They are preparing the document and will submit to Oakhurst for review.
2. The board has been given the Accountant's Review -prepared by Steve Verhalen. The report shows nothing to indicate improprieties.

VIII. NEW BUSINESS

Next meeting date is April 26, 2011.

IX. OLD BUSINESS

Covered in the management report.

X. MOTION to Adjourn

Motion to adjourn at 7:30 PM

MOTION: Phil Hansen

SECOND: Claudia Schmidt

Vote: 6-0