

**OAKHURST COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JULY 26, 2011  
OAKHURST POOL BUILDING**

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

The Tuesday, July 26, 2011 meeting of the Oakhurst Community Association (OCA) was called to order at 7:02 P.M. by Vice President, Connie Gallagher 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              | 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              | Tina Straits        | Baum Property      |

Guests:

The Neighborhood Representatives in attendance were:

Steve Bosco – Wild Meadows  
 Bill Poppe – Mayfair  
 Jim Valastro - Autumn Meadows  
 Lewis Bullock – Stanfield  
 Barbara Garrity – Carriage Estates  
 Robin Church – Inverness  
 Marilyn Hollis – Ashbrook  
 Rick Mervine – Inverness

Multi Family Neighborhoods  
 Connie Gallagher – Autumn Lakes Condo Association  
 Jeff Rutan – Heather Glen

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

Mr. Poppe noted that many Ash trees are dying. He stated that not all should be replaced where the landscape is crowded. Discussion followed regarding parkway Ash trees.

Discussion took place regarding the parking of boats, trailers and RV's.

Discussion took place regarding the boulders on the South Oakhurst median.

**II. RESIDENT'S FORUM**

None.

**IV. APPROVAL OF APRIL 26, 2001 MINUTES**

A motion to approve the April 26, 2011 minutes:

Motion: Jeff Rutan

Second: Claudia Schmidt

**V. TREASURER'S REPORT**

Jeff Rutan reported that as of the end of June 2011 there was \$232,138.75 in the operating account and \$145,411.77 in the reserve account for total assets of \$377,550.52. Jeff Rutan stated that he will be resigning due to a job transfer. Jeff Rutan said that he could help put together the budget for September until he moves to Texas.

**VI. COMMITTEE REPORTS**

**A. RECREATION – JONATHAN LACK**

None

**B. MODIFICATIONS – BILL POPPE**

19 modifications. Three open and 2 just in. 6 modifications are closed and 10 are awaiting closure.

**C. TRAFFICE – RICK MERVINE**

Kautz and Montgomery roads are getting a light. There is a turn lane at Montgomery road. The windmill should be turned on any day. The sidewalk North along Kautz is to be widened. Waubensee Lake Park is underway. The bike path portion is done. Traffic is calming down in the ward with a 10-15% reduction in speed. All major resurfacing is done. Discussed Ash trees. Clean up from the storm took 4 days.

**D. LANDSCAPE – CLAUDIA SCHMIDT**

The grass is not growing quickly due to heat. County Wide will prune trees and bushes instead. The entrances are looking good.

**VII. MANAGEMENT REPORT – TINA STRAITS**

**A. RECREATION/Common Areas**

1. Accident on McCoy and Vaughn Roads on 6/12/11. Bill Chinetti submitted an appraisal and County Wide submitted damage and replacement proposals. A claim in the amount of \$2720.00 was submitted to Farmers Insurance under #101891641-1-4.
2. A recent storm left downed trees and branches. The City of Aurora was contacted for parkway cleanup. County Wide cleaning up common area.
3. The playground was vandalized. Elanar Construction was contacted. An inspection was done of all equipment.
4. It was noted that brick and wood on the monuments are deteriorating. Quotes to be

requested.

5. Rainmakers has been contacted regarding sprinklers coming on at the wrong time of the day.
6. The landscape lighting is underway and will be complete with the installation of the final lights

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

A delinquency report is attached. Delinquencies stood at \$87,402.20 on April 12<sup>th</sup> and at \$46,829.99 as of July 22

#### **VIII. NEW BUSINESS**

The new property manager is Tina Straits. Jeff Rutan is moving to Texas will need someone to fill his term. A call was made for volunteers.

#### **IX. OLD BUSINESS**

Mark Elkins reported that lighting was replaced at 10 major monuments. The lights on the walls have a wonderful impact. The new LED lights will save on electric. There were some defective lights received. They will be replaced under warranty. Someone has been hitting golfballs from somewhere by Starbucks. The wiring in conduit should result in less damage.

#### **X. MOTION TO ADJOURN**

Motion to adjourn at 7:56 P.M.

Motion: Jeff Rutan

Second: Claudia Schmidt