

OAKHURST COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
AGENDA

Tuesday, November 27, 2018
7:00 PM Open Meeting

Meeting Location-The Oaks

I. CALL TO ORDER – ROLL CALL

- Connie called the meeting to order at 7:10p.m. Cory called roll with Simonne, Connie, Bill, Claudia and Cliff present. Tina present from RealManage.

VI. TREASURER'S REPORT

- Operating funds \$96,949.02, Reserves \$238,684.58 for a total of \$335,633.60. Motion to approve-Bill. Second-Cliff. Unanimous.

VIII. MANAGEMENT REPORT – Tina Straits

- Dispute Resolution-based on State of IL law. After a resident wishes to challenge the Board's decision, this provides an additional avenue for the resident to go to an attorney. Motion to approve-Bill. Second-Cory. Unanimous.
- Abington Woods-Invoice second request. Board denied an invoice from Abington Woods for work they claimed was done on Oakhurst lines. Board recommended that Abington Woods come to the Executive Session of the January 22, 2019 meeting and present evidence with this invoice. Board will decide at that time.
- Hidden Pond Circle Resident-complaint regarding grass not growing. Landscape committee, Claudia, investigated and determined this is due to trees on Oakhurst property as well as trees on the resident's property that are shading the area. Connie recommended that Tina reach out to Clarence Davids to see what grew well in our shade test plots on our berms and inform the resident. Trees on Oakhurst property may be trimmed in the Spring.
- 2019 Budget-certain line item costs will be rolled into the management contract line item. Motion to approve-Bill. Second-Claudia. Unanimous.
- Management Contract-Tina reported she successfully negotiated raising the point at which the Board would be charged extra for delinquency letters from 5% to 25%. Board not in agreement for additional charge for violation letters (violation is \$25 fine to resident and this contract would also charge a \$25 administration fee). Board would benefit from a briefing from RealManage on the changes and implications of those changes from the previous contract to the new contract. Board agreed to vote on the Management Contract at the next meeting.
- Sign Design Committee requested Board agreement for Committee to move forward towards incurring 2019 costs for a designer for new signs. Board decided it was best to use existing design and investigate possibly different sizing and coloring (too vibrant).

IX. NEW BUSINESS (see management report above)

A. DISPUTE RESOLUTION

B. ABINGTON WOODS – SECOND REQUEST

- C. 174 HIDDEN POND CIRCLE
- D. SIGNS – DESIGN – EARMARK MONEY

- X. OLD BUSINESS (see management report above)
 - A. 2019 PROSED BUDGET
 - B. MANAGEMENT CONTRACT

- XI. NEXT MEETING DATE – JANUARY 22, 2019

- XII. ADJOURNMENT
 - Motion to Adjourn at 8:27p.m.-Bill. Second-Simonne. Unanimous.