

OLYMPIA FIELDS EAST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES OF MARCH 8, 2025
Meeting Held at Olympia Fields Park District Sergeant Means Park, Cull House

The meeting was called to order by President Carlando Owens at 10:02 am.

Board Members in Attendance: Carlando Owens, Steven Jackson, Beverly Sanders, Thomas McNeal, Sam Cosentino, and Patricia Hopkins. Absent: Deborah Hampton and Arthur Byrd.

Approval of Minutes: The minutes of the board meeting of February 1, 2025 were distributed to the board for review prior to the meeting. A motion was entered by Sanders, seconded by Cosentino, and unanimously carried by the Board to dispense with the reading of the described minutes and to approve the minutes of the Board meeting of February 1, 2025.

President's report: The report was presented by Carlando Owens.

- President Owens introduced himself and the other board members in attendance to the residents.
- The Village recently changed the fire service from Chicago Heights to the Village of Matteson.
- The Public Safety Commission is planning a workshop for the Villages' youth on how to respond during a police traffic stop.
- The grand opening of Little Caesars Pizza occurred on February 1, 2025.
- The Olympia Fields Park District is hiring a new Facility Attendant. The position is posted on the park district's website.
- The Bi-Annual OFEHA meeting for election of officers will be scheduled on a date TBD in May.
- The current version of the Bylaws containing the rules on the frequency with which elections should be held will be provided at a later date. The file may have been mistakenly deleted, but a search is ongoing.

Finance Report: The report was presented by President Owens.

The Olympia Fields East Homeowner's Association (OFEHA) checking fund balance as of March 7, 2025 is \$10,728.20.

Total deposit inflow for 2025 is \$3,591.25 and the total outflow has been \$6.00.

Income:

Association Dues (cash/check)	\$ 350.00
Association Dues (Go Daddy receipts)	241.25
Grant-beautification (V of OF)	3,000.00

Expenses:

Bank Charges	\$ 6.00
Net Revenue YTD for 2025	<u>\$3,585.25</u>

Each committee Chair, please submit your Budget for 2025 to the Treasurer.

Beautification: The report was presented by committee member Thomas McNeal and President Owens.

Weed beds and rocks were installed last year in some areas. In 2025, flowers will be planted in some of the beds. Additional flowers may be added to other beds. Jacoby Landscapers will also perform de-weeding, including the Oakwood cul-de-sac. A portion of the beautification grant was used to clear overgrown areas on Brookwood Terrace 1.

There is a pothole on Birch that requires attention.

Boulders have been installed in some of the common areas. Some boulders may need to be repositioned to be more effective with controlling vehicle encroachment in the grassy areas. There was almost an even mix of positive and negative comments from attendees on the usage of boulders. One resident suggested soliciting a university art class to paint the boulders. Most attendees responded favorably to this suggestion. It was suggested that boulders be positioned on 207th at the first turn off Western, closer to the asphalt. A suggestion was made for the use of tall grass. Some replacement of grass is necessary due to damage caused by vehicles. For aesthetic reasons, there was a suggestion to use rip rap stone instead of boulders.

The discussion then transitioned to lighting of the common areas. One resident has looked into what lighting could look like if installed on 207th. It would need to be approved by the residents on 207th and would require involvement from the Village due to the expected high expense for installation and monthly electricity usage.

Suggestions for beautification of common areas and requests for dead tree removals in common areas should be submitted to President Owens.

Communications: The report was presented by Committee Chair Sam Cosentino.

- The newsletter has a lot of redundancies with communications from the Village. The Village has improved its website and sends out newsletters. If it is continued, what would residents like to see in the OFEHA newsletter? Comments can be emailed to ofeha.news@gmail.com.
- Cosentino has been updating the website. The website now provides the functionality to pay dues in any amount. Dues can be paid via PayPal, credit cards and debit cards.
- There was an inquiry about adding a group chat to the website. Cosentino will investigate the option for a blog. Residents with technical ability in this area are encouraged to help with this potential project. One available menu item is events, which can be utilized for fundraisers, community clean up days, the Saturday walks, and other events that might arise.

Membership: The report was presented by President Owens.

The annual dues letter will be mailed on Monday, March 10, 2025. Committee members confirmed that a few additional copies were needed, but the mailing will occur on the reported date.

Old Business: The report was presented by President Owens.

- The spigot for the Oakwood Terrace cul-de-sac is tabled due to the astronomical cost in the tens of thousands of dollars.
- A resident reported that signage is possible on Country Club Drive with an easement from the Village and the permission of the owner. The sign could be similar to the wooden sign at the entrances of Iron Oaks and Olympia Lakes.
- President Owens will report the hole at Lincoln Highway and Brookwood on the east side to Art Jones.

- Investigation is needed into changing the names of existing entrance to Olympia Fields East from Olympia Woods and Fairway Estates.

New Business: The report was presented by President Owens.

- Brookwood will be repaved after completion of the swale project.
- A resident requested power washing of the current entrance signs. President Owens will investigate.
- A meet and greet for OFEHA residents is under consideration.
- Attendees did have interest in an OFEHA picnic.
- A description of each board position will be made available on the OFEHA website.
- There have been complaints regarding music emanating from Sgt. Means Park.
- Will a committee be formed to look into OFEHA involvement in the upcoming Village anniversary celebrations?
- A suggestion was made to have a community-wide garage sale.
- Direct more prevention into the Village-wide trash problem. Clean up is not consistent throughout the Village. Not everyone is picking up poop from their dogs. Start ticketing.
- President Owens informed attendees that supplies are available for free to HOAs for trash collection and that OFEHA can organize clean up days with enough volunteers.
- Vice-President Jackson will be reconvening the weekly Saturday walks. The walks start at 8 am as the weather permits. Additional details to follow.
- McNeal would like to get a group together to solicit dues. Residents can contact President Owens to volunteer.
- Vice-President Jackson attended an HOA Presidents' meeting recently. He believes there needs to be more planning and cooperation between the HOAs to identify common initiatives and to address issues in a more efficient manner.
- Local candidates are hosting meet and greets on March 15th at Sgt. Means Park and at the Vintrendi Wine Company located on Vollmer Rd.
- Residents are encouraged to attend Village meetings.
- The Village is budgeting for the demolition of the old Jewel property, located at Western and Lincoln Highway, to make the site more attractive to investors.

Adjournment: The motion to adjourn the meeting was made by Thomas McNeal and seconded by Sam Cosentino. The meeting was adjourned at 11:33 a.m.