

OAKBROOK CHASE HOMEOWNERS ASSOCIATION

ANNUAL MEETING, 18 MAY 2026

1. The HOA Annual meeting was called to order at 7:02
2. Roll Call with Introductions of attendees, board and committee chairs was conducted. A total of 26 individuals representing 17 households were in attendance. There were four proxies.
3. Notice of Meeting Requirement: Accomplished by E-Mail on 18 April 2026
4. Review of current HOA Board Members
 - Mike Beauchamp, President
 - Frank Alfter, Vice President
 - Felice Nudelman, Secretary
 - Catherine Gordon, Treasurer
 - Mike Weber, Maintenance
 - Nina Tan, Communications
5. Review of current HOA Committee chairs
 - Felice Nudelman, Social Chair
 - Betty Samuels, Beautification Chair
6. Review of Prior Year Annual Meeting Minutes (2025)—any comments or questions?
 - Summary—keep dues at \$170; updates on MX requirements; updated HOA Covenants to reflect new Maintenance Officer position on Board. All dues were collected, bills paid, maintenance continued, and business as usual for day-to-day oversight of the HOA—no significant problems or issues. There were no comments or questions.
7. Reports of Officers and Committees:
 - President's Report (Mike B)
 - Mike mentioned that the annual HOA fee notices will be distributed soon to all households. Please let us know if you have not received emails so that we can update your contact information. Each year we have four or five households that do not pay their HOA fee on time and require multiple notices and visits. Please be mindful of getting dues in on time.
 - If you are doing any home or major improvements that require a permit from Beavercreek, it will also need approval from the HOA. If anyone has questions about what improvements require permits, ask Mike. You can contact him through the Oak Brook Chase website www.oakbrookchase.com or OakbrookChaseHOA@gmail.com.
 - Homeowner requests for improvements for things like fences, decks, etc. are regularly reviewed. We review to ensure that you have information regarding the city processes and that the HOA covenants are followed.
 - We are a volunteer board and welcome participation. If you have any interest in joining the board or one of the committees, please let us know. We welcome participation. The board and committees are volunteers, but board members do get their annual HOA fee waived in gratitude for their service.

- Reminder about keeping fences repaired; limit parking on the streets and ensuring the gutters in front of your houses are clean and free of weeds.
- A welcome letter was developed for all new residents—but no new homeowners this year so far.
- Based on the Treasurers report we don't anticipate any changes to the dues over the next year. We anticipate some additional charges for hydro-seeding and aeration of the common areas this year.
- Garage sale for our HOA is June 18, 19, 20 this year—reminder we can only do our HOA garage sales at the same time as Hunters Ridge, or Pointe.

Any concerns, questions or comments, please let any of our HOA officers know or send an email via the HOA website www.oakbrookchase.com or OakbrookChaseHOA@gmail.com.

▪ Treasurer's Report (Catherine)

- Mike provided the report since Catherine was unable to attend the meeting.
 - We spent approx. \$2,000 more than last year. This was mainly due to the reseeded of the retention pond. We anticipate the budget to remain the same. Last year we had \$24,000 with approx. \$13,000 in reserves. This puts us squarely within the tolerance stipulation of under 100%. When we do have additional funds, we allocate resources to address the needs based on priority and within our HOA purview. We discuss the anticipated types of needs at the Annual HOA meeting meeting with most falling within the maintenance area – honeysuckle trimming, reseeded, tree trimming or removal – and then the board determines which project is needed based on funds and priorities.
 - No major changes to the budget are foreseen for the coming year.

▪ Communication Officer's Report (Nina)

- The main vehicle for communications is the Oakbrook Chase website there is also a link to make queries on the site. www.oakbrookchase.com
- There were approximately 1,000 hits on the website over the past 12 months, so it is being used.
- Signs for activities are posted at two of the egresses, we also try to alert folks to events via mailbox flyers.
- Garage Sale: The Hunters Pointe sale is June 18,19,20, we will match those dates.
 - Those in attendance engaged in a conversation about the policy and suggestions were made to change the bylaws to allow garage sales anytime by any homeowner or to create a provision in the by-laws for folks to host estate sales when they are moving.
 - We will develop some language around the various options suggested and call for a vote within a short timeframe so people do not have to wait a year for the next Annual HOA meeting.
 - We will send an email with some options:
 - Making exceptions (someone moving, out of town during garage sale, etc.)

- Allowing people to hold garage sales whenever they want, with a request that they not exceed one sale per quarter
 - Keeping the policy as is with a set once-a-year date
- Frank reported the Platt map is updated and requested that folks let us know if you are moving or of changes to your household. 1271 Oakleaf is going on sale soon.
- An attendee let us know that there is also a website OakbrookChaseAlerts that indicates when houses are for sale or purchased.
- Email updates—needed to send out this year’s HOA dues
- Maintenance (Mike W)
 - We started the process of identifying a landscaper bit late, but launched an RFP process, vetting the proposals (not as many as hoped), and selected Christophers. They are coming in just below cost from last year. Because of the slow start in RFP, the mowing began a bit late. The landscaper is on track now and mowing regularly. They will provide full service, edging, fertilizing, etc.
 - We will bring in someone to take care of the encroaching honeysuckle by the retention ponds.
 - The retention pond on Oakleaf drive also needs “rockhounding” and reseeding. If we have enough money, we can address that next.

Attendee Comments/Questions

- An attendee suggested that we be mindful of grass height to ensure that they don’t “mow dirt” in August, and that adding a stipulation around how much mowing/when should be added to any contract so that we don’t end up with over mown areas in dry times.
 - There were compliments about how courteous the new company is, and about the effectiveness of the retention pond reseeding.
 - People asked that we address the evergreens on Beaver Valley and remind homeowners to trim the trees and shrubs behind their homes.
- Social Committee Report (Felice)

We are continuing with the events that seemed to draw the most attendance and were well-liked. We will have a minimum of three events and try some new ideas as well.

- Block Party
Potential Dates: Sept. 20
- Old Scratch Pizza Gathering- weekdays
Potential Dates: July 7, 14, 15
- Southern Ohio Brewery - live acoustic music on Sundays or Fri, Sat for music or, quiet weeknight
Potential Dates - August 19, 20, 23, 26, 27, 28, 30

New ideas:

- Hobson Park has food truck rally every Thursday-maybe we try one Thursday-everyone just brings their lawn chair- don’t know if we can setup a canopy.

- Ritter's ice cream meetup? On a hotter summer day - bring a chair. if there's no place to congregate at Ritter's, meet at Rotary Park. Or try Jubee's ice cream in Fairborn- there is more seating.
- When cold weather hits- maybe reserve some tables at the back room of Cherry House Cafe?

People were receptive to all social activities. We will add them to the calendar.

- Beautification Chair report (Betty). People thanked Betty for all her good work.
8. Election of Inspector of Elections (member at large volunteer)—ask for volunteer—this person counts hands for election results. Jeff volunteered to count hands
 9. Election of Officers: (all terms end May 31, 2028)
 - President (Mike)
 - One person said he would run if Mike wanted to shift off, Mike B said he would be willing to stay for another year or so.
 - Votes 19 from attendees
 - 4 proxy votes

All were **yes** votes for Mike. Mike's new term starts June 1, 2026
 - Treasurer (Catherine) – Larry Degar
 - Vote was taken with 21 for votes from attendees and four proxy votes all in the **affirmative** for Larry. Larry's term starts June 1, 2026
 - Communications (Nina) – Sonja Pershing
 - Vote was taken with 19 votes from attendees and four proxy votes all in the **affirmative** for Sonja. Sonja's term starts June 1, 2026
 10. Unfinished or New Business; Open Question & Answer Period
 - Q&A session
 - One attendee asked that we stipulate no "over active" LED "dancing" lights with multiple colors every day
 - We were also asked to consider a No graffiti on homes policy.
 - Additionally, the issue of dogs barking at all times of day for extended period was raised.
 - Next Steps: We will look at what other HOA's stipulate and think about what is constrictive and what is constructive. We will also look at Beavercreek rules, especially regarding the barking dogs.

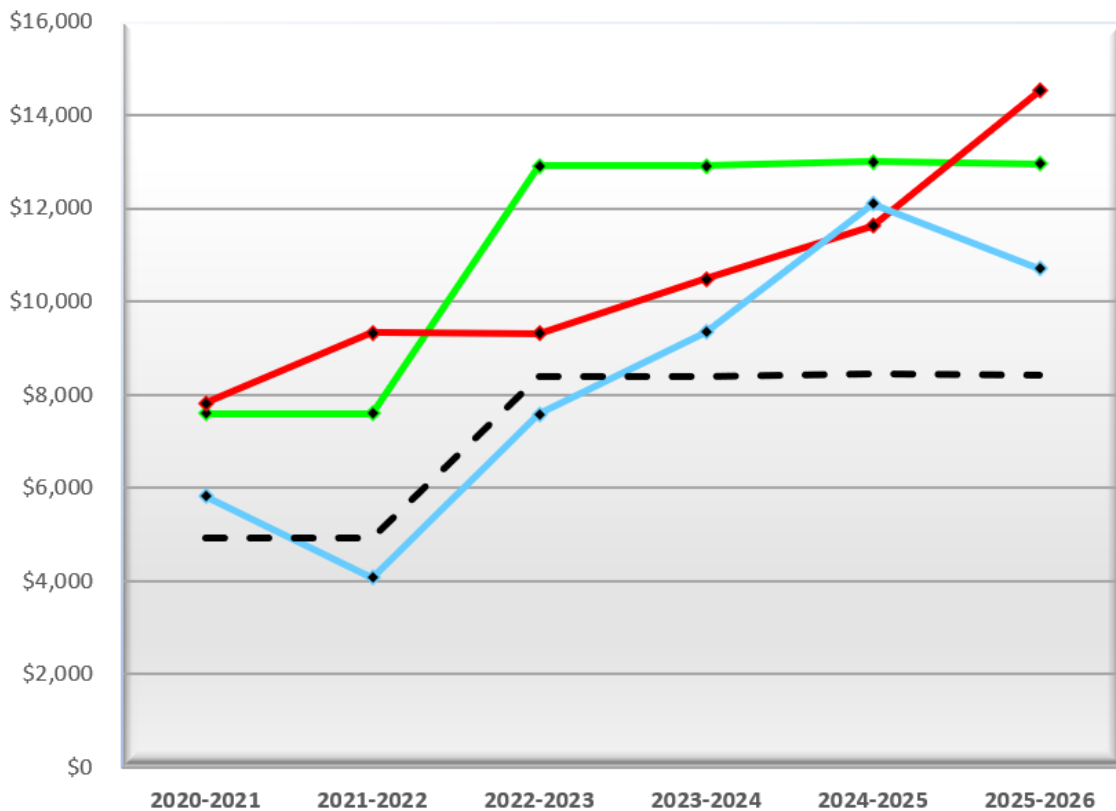
11. Adjournment at 8:13

Any concerns, questions or comments, please let any of our HOA officers know or send an email via the HOA website www.oakbrookchase.com or OakbrookChaseHOA@gmail.com.

Where we are

OPERATING BUDGET	2025-2026 Budget	2025-2026 Actual	2026-2027 forecast
INCOME			
Assessments	12920	12933.5 includes late fees	12920.0
Miscellaneous Income	30	30 donation	
TOTAL INCOME	\$ 12,950	\$ 12,964	\$ 12,920
EXPENSES			
<i>Administrative Expenses</i>			
Postage	60	0	0
Meeting Space Rental	150	75	75
Office Supplies	100	0	0
PO Box Rental	70	72	72
Web Hosting	100	66	66
Social Activities	450	157	157
Bank Charges	24	20	20
Total Administrative Expenses	\$ 954.00	\$ 389.98	\$ 389.98
<i>Fixed Costs</i>			
Insurance	1082	1098	1100
Property Taxes	176	185	185
Total Fixed Costs	\$ 1,258	\$ 1,283	\$ 1,370
<i>Maintenance Costs</i>			
Detention Ponds	1000		
Tree Removal	500	475	0
Aerate	335	0	0
Maint: Fertilizer	1500	770	500
Maint: Mow	5510	5527	7000
Maint: Catchment pond	2000 reseeding	5661 Complete repair	1000 honey suckle control
Front Entrance	675	246	250
Total Maintenance Costs	\$ 11,520	\$ 12,679	\$ 8,750
TOTAL EXPENSES	\$ 13,732	\$ 14,352	\$ 10,510
<i>Reserve Balance</i>	77% \$ 9,905	83% \$ 10,705	89% \$ 13,987
TOTAL OPERATING EXPENSES & RESERVE BALANCE	\$ 23,637	\$ 25,058	\$ 24,497
TOTAL OPERATING EXPENSES & RESERVE at 65%	\$ 22,150	\$ 22,779	\$ 18,908
(Shortfall) Overage - In Reserve	\$ 1,488	\$ 2,279	\$ 5,589

History from 2020 to date



Income

Expenses

Reserve Balance

Reserve Target

irt Area