

August 10, 2011 Minutes (Submitted)

OAKBROOK CHASE HOA MEETING

AUGUST 10, 2011

Welcome, Roll call, Approval of minutes of last meeting

Kristi welcomed everyone and asked to sign in with an updated email. A suggestion was made to add to each invoice a place for name, updated email, etc. Candi Meyer moved to approve minutes of the March 23, 2009 meeting. Cyndi Cherry seconded. The group voted to approve minutes of meeting.

Treasurer's report – Jerry Biedenharn

Jerry discussed the report that was sent out prior to meeting. A question came up regarding what kind of return on investment will homeowners get from the money invested in the front entrance. No prediction could be made. Beth Weiss moved that we accept the treasurer's report, Candi Meyer seconded the motion. The group voted to approve the treasurer's report.

Front Entrance report – Greg Meyer and Kristi Arnold

Greg went thru some history of allowing the committee to find a design company and bid out project. The committee interviewed several companies and settled on Dig-It which gave a quote of about \$45,000 to build hard-scape and lighting. The structure consisted of a cinderblock core with manufactured stone veneer. Dig-It also took care of obtaining all permits as required by law. There is a possibility of irrigation but the expense was high so the committee decided not to pursue it at this time. The hard-scape portion of this project is expected to be completed in approximately three weeks.

To complete the project we will need to examine landscaping possibilities to be installed starting in the next fiscal year. The board and committee did a poor job of communicating to HOA membership about the design and cost. Another possible future extension of this project is to install pillars at secondary entrances.

After some discussion it was decided that a maximum dollar amount to be spent by the board without HOA membership approval needs to be written into the by-laws.

Several members expressed anger and frustration over the way that the front-entrance project was handled by the HOA board. They felt that communication was lacking and that the price (close to \$46,000) was a large amount of money to spend without the approval of all members. Kristi Arnold apologized for the board's actions in this matter.

Maintenance committee report – Sandy Craw

Sandy reported from email she received from Becky O'Connor (maintenance committee chair) – Rine Landscaping completes our mowing and did not raise rates this year. It is currently \$440 per month for 8

months. We use Leisure Lawn for the weed control. Their cost is \$206 per application for four applications per year.

Committee Membership

Several people volunteered to be a member of one of the following committees:

Front entrance: Betty Samuels, Kristi Arnold

By-laws: Charlie Craw and Ed Kunay will commit to by-laws until new ones are approved.

Social: Meloni Steffans, Diane Miller, and Monica Stucke

Election on proposed by-laws

Beth Weiss proposes that we have a communication officer – someone who will maintain the website, email list, etc. The communications officer position would replace the chairman of the board position in the proposed by-laws. She would like to be the communication officer.

As mentioned earlier an actual dollar amount needs to be proposed as a cap on spending by the board.

Doug Samuels moved to vote on by-laws at later time. JR Miller seconded. Membership approved.

Charlie Craw explained that he and the by-laws committee took existing documents from when we took over from Bob Arnold and became an HOA. The committee examined and consolidated these documents. Charlie has copies and will send out to anyone who wants one. The proposed by-laws are currently posted on the Oakbrook Chase website (OakbrookChase.com)

All are encouraged to read this document and send all comments and suggestions to Charlie and Ed Kunay by September 10 at charliecraw@earthlink.net or ekunay@earthlink.net. They will then update them per suggestions and post them again by approximately September 24. The membership will then have about two weeks to examine the new document and the HOA will have a meeting to vote on them. We will look to schedule this next meeting about October 4 to vote on this.

Election of officers

- a. President – Doug Samuels nominated
- b. Vice-president – JR Miller nominated
- c. Treasurer -
- d. Secretary – Jessica Peelle volunteered

The three who were nominated or volunteered were elected to the positions above. It is vitally important that we have a treasurer for the HOA. This person is responsible for mailing out invoices and depositing checks. The person must also follow up with additional invoices to those who did not pay HOA dues (only about one or two per year). Additionally, this person must write checks to be signed by the HOA president to pay our expenses. Finally, this person will create a yearly financial statement for approval. Jerry Biedenharn has all past records and is willing to assist the next treasurer in getting up to speed with this commitment. It was suggested that we might make this a paid position (some to-be-determined stipend per year) because this does take more time than the other officer positions.

Betty Samuels has indicated that she will fill this position if no one else will. However, because her husband is the incoming president there exists a potential conflict of interest in having the check writer and check signer in the same household. It will be an agenda item for the next meeting – please consider volunteering for this important position.

The current officers will remain in their positions until the next meeting in October to allow the front entrance to be completed and to allow transition time for the new officers.

HOA membership thanked the current officers for their time and efforts over the past few years.

Yearly association fees discussion

Jim Elliot motioned to maintain current fee. Creighton Miller seconded. One opposed – everyone else in favor.

Some discussion followed:

It is possible in the future to consider reducing the annual fee.

\$200 is a reasonable fee and appreciated the entryway construction being done without having to have a special assessment.

Because we are still a relatively new organization we really don't know what might come up financially in the future so may want to maintain current dues for several more years until we get a good feel for possible issues.

We may want to have the treasurer make a recommendation on fee amount.

Adjournment