

May 14, 2012 Minutes (Submitted)

OAKBROOK CHASE HOA SPECIAL MEETING

MAY 14, 2012

Call to order

Doug Samuels, President, called the meeting to order.

Determination of a Quorum

Doug verified that there was a quorum of 50% of the homeowners represented: 21 members were present, and 24 had provided proxies.

Approval/Disapproval of the Proposed New Documents

A vote was called. There were 4 votes disapproving the new documents and 41 votes to approve them. The new documents are considered adopted.

Adjournment

The special meeting was adjourned.

OAKBROOK CHASE HOA ANNUAL MEETING

MAY 14, 2012

Call to Order

Doug Samuels, President, called the meeting to order.

Roll Call and Proxy Announcements

Roll call was accomplished via sign-in sheet.

Notice of Meeting was accomplished

Doug stated that the notice of the Special Meeting was accomplished by mail on April 19, 2012.

Reading of Minutes from 3 October 2011

Doug Samuels read the first page of the minutes. Those present agreed to waive the reading of the discussions of the documents.

Oakbrook Chase HOA Meeting Minutes: May 14, 2012

Reports of Officers

President's Report

Doug read his President's Report, primarily consisting of the summary of the minutes from the four Board meetings that have been held. Minutes from the first three meetings are available on the <http://www.oakbrookchase.com> website. Minutes from the fourth meeting (May 7, 2012) will be posted.

Communication Officer's Report

Beth Weiss reported that homeowners could provide input to her for the website and then she will continue to send regular email updates. She stated that all neighbors can post to the Yahoo! group.

Treasurer's Report

Mary Greene read the financial expenditures summary for income and expenses since the beginning of the fiscal year through May 1, 2012. (That report is posted on the website.)

Mary presented the budget for next year, which set the assessment at \$175, and included a reserve of 100% of expected expenses.

Invoices will be sent out shortly and assessment payments are due June 30, 2012.

Reports of Committees

Maintenance Committee

Becky O'Connor reported:

- Committee members are Becky O'Connor (chair), Mike Beauchamp and Sandy Craw
- The HOA is required to maintain the 3 detention basins and the strip between the road and the sidewalk off of Beaver Valley.
- The Leisure Lawn contracted was continued for this year at the same rate as last year. The contract was not put out for bid again since Leisure Lawn had been significantly lower than other bids received.
- She solicited contractor suggestions from the homeowners and requested bids for the 6 suggestions. Rod Huey's bid was about 15% less than the others and he is contracted for mowing for this year.
- Honeysuckle is growing in the Beaver Valley detention area and needs to be cleaned out before it damages the trees. Becky is getting bids.
- Gravel is being removed and trees are planned by a neighbor in the area behind the Adam's Way detention basin. The gravel and rock there is available for neighbors to take.
- The concrete culverts need to be cleared out. Becky is getting bids.

Oakbrook Chase HOA Meeting Minutes: May 14, 2012

Front Entry Gate Committee/Beautification Committee

Becky O'Connor who is not a member of the committee, but attended the meeting reported that the current committee recommends dissolving the Front Entryway committee and forming a Beautification committee, since the Entryway work is complete. Frank Alfter moved and Creighton Miller seconded that the Front Entryway Committee be dissolved. The motion passed.

Doug Samuels said that based on previous input, landscaping could cost from \$2,000-7,000. Due to budget constraints, the plan for this year is to mulch the area but not to do landscaping.

Betty Samuels moved, and Creighton Miller seconded that a Beautification Committee be created. The motion passed. Betty volunteered to serve on the committee.

Social Committee

There was discussion of who the current chair of the Social Committee is. Beth Weiss agreed to contact Marianne Pohlmann to determine who is on the committee. (**Note:** Email sent to Marianne on 5/14/2012.)

Architectural Integrity Committee

Doug reported that he had a charter for the Architectural Integrity Committee that referred to reporting to the Board in 2008. Dennis Rumbley moved, and Creighton Miller seconded that the Architectural Integrity Committee be dissolved. The motion passed.

Election of Inspectors of Election

Mike Beauchamp volunteered to serve as an Inspector of Election.

Election of Officers

Mike Beauchamp moved, and it was seconded, to elect the four existing board members (Doug Samuels, President; JR Miller, Vice-President; Mary Green, Treasurer; Beth Weiss, Communications Officer) to the proposed terms. The motion passed.

After no one spoke up to volunteer as secretary, Betty Samuels volunteered to do so, if it wasn't a conflict to have two family members on the Board. It was agreed to ask for volunteers on the website and people were asked to suggest names to Doug. Dennis Rumbley then volunteered, and a motion to nominate Dennis was made and seconded. The motion passed.

Next Board meeting will be in early September 2012.

Officers and Terms

Position	Officer	Term expiration	Email address
President	Doug Samuels	End of 2014 Annual Meeting	president@oakbrookchase.com
Vice-President	JR Miller	End of 2013 Annual Meeting	vicepresident@oakbrookchase.com
Treasurer	Mary Green	End of 2014 Annual Meeting	treasurer@oakbrookchase.com
Secretary	Dennis Rumbley	End of 2013 Annual Meeting	secretary@oakbrookchase.com

Oakbrook Chase HOA Meeting Minutes: May 14, 2012

Communications Beth Weiss End of 2014 Annual Meeting communications@oakbrookchase.com

Unfinished Business

All issues brought up are listed under New Business.

New Business

Maintenance

A question was brought up as to what the HOA can do when a homeowner's property is not being maintained. (Examples: trees that were down in the backyard since Hurricane Ike, hanging gutters). Someone suggested that the HOA might not have power beyond that of the city ordinances. It was agreed that homeowners who had concerns would submit them to Doug in writing, and the Board would investigate and follow-up with a letter as appropriate.

Dogs

Frank Alfter requested that the next email update include a request that people clean up after their dogs when walking them.

Bylaws concern

Dennis Rumbly brought up a concern with the Bylaws introduction.

All present or future Owners or tenants or their employees, and any other person who might use the facilities of the Property in any manner, shall be subject to any restrictions, conditions, or regulations hereafter adopted by the Board of Directors of the Association.

He is concerned that the Board could pass restrictions that were not approved by the entire HOA. He wants to change the sentence above from "Board of Directors of the Association" to "Homeowner's Association". There did not appear to be support for following up on this. Dennis suggested a vote be taken since there was currently a quorum. Beth was concerned that not all of the proxies allowed for voting on additional business at the meeting. No action was taken.

JR Miller stated that it was not a perfect document, but it gave us something to move forward with.

Adjournment

Meeting was adjourned by acclaim.

Respectfully Submitted

Beth Weiss
Communications Officer