

Oakbrook Chase Home Owners Association Annual Meeting Minutes

May 16, 2013

CALL TO ORDER:

HOA President, Doug Samuels, called the meeting to order at just past 7:00 p.m. in the Fireside Room of the Beavercreek Church of the Nazarene.

ROLL CALL and PROXY ANNOUNCEMENT:

The Roll Call and Proxy count resulted in a total of 32 lots being represented by attendees or by proxy. This is short of the required 51% of the HOA membership to constitute a quorum. The Annual Meeting was continued as an informational meeting as no items for additional expenditures of funds were on the agenda.

NOTICE of MEETING as ACCOMPLISHED:

Doug Samuels reported that notice of the year's HOA meeting was mailed to all HOA members on April 12, 2013. As a side issue to publicizing the HOA meeting Betty Samuels built a new sign board platform to replace the sign platform that continued falling down last year. The new sign platform is much better for announcing community events than the old platform.

READING of MINUTES from MAY 14, 2012 ANNUAL MEETING:

HOA Secretary, Dennis Rumbley, read the minutes from the 2012 HOA meeting of May 14, 2012. There were no additions, deletions, or corrections. Frank Alfter moved the minutes be approved. Mark Greene seconded the motion. The minutes were approved. A suggestion was made that in the future a copy of the minutes from the past meeting be sent out before the next meeting. Doug agreed this was a good idea but also reminded the attendees that the minutes are posted on www.oakbrookchase.com.

REPORTS OF OFFICERS:

PRESIDENT'S REPORT:

Doug Samuels read his President's Report primarily consisting of the summary of the minutes from the two Officers' meetings that were held during the year. The minutes of these meetings are available on www.oakbrookchase.com.

Doug worked with attorney David Pendry to get the HOA Covenants and Restrictions recorded. This involved providing appropriately formatted copy to the Greene County Auditor. Total cost for the filing fee and legal fee was \$274.00.

Doug discussed in detail the HOA 's involvement with foreclosure actions concerning two homes at 1318 Adams Way and 1348 Adams Way. The home at 1348 Adams Way is now under a sales contract. Doug filed a lien on behalf of the HOA with the county against the 1318 Adams Way home. This home will be sold at a Sheriff's Sale. Total cost for the actions against these two homes was \$178.00. Some impromptu discussion followed about foreclosures in general.

Doug obtained an Ohio Department of Taxation "Sales and Use Tax Unit Exemption Certificate" for the HOA. We will now not have to pay sales taxes on goods and services bought for the HOA.

The Officers authorized the Beautification Committee to use up to \$2000.00 in Maintenance funds to landscape the Entry Gate area.

Doug reported the Officers had discussed the pros and cons of putting up "No Solicitation" signs but were concerned that this might interfere with neighborhood students fund-raising efforts. (See further comments under Unfinished Business.)

Doug made some general comments concerning website, budget, maintenance and beautification issues. Individual reports on these items follow in these minutes.

Doug reported we have new residents at four homes since the last meeting.

2390 Oakbrook Blvd – Jason and Monica Russi

2424 Oakbrook Blvd – Craig and Elizabeth Siders

1348 Meadow Moor Dr – Felice Nudelman and Catherine Gordon

2351 Oakbrook Blvd – Christopher and Sharon Jones

TREASURER'S REPORT

Mary Greene presented the following summary of income and expenses since the beginning of the fiscal year through May 16, 2013

BALANCE 6-1-12	\$2,070.04
2012 Dues Collected	\$13,575.00
2013 Dues Collected by 5/14/13	<u>\$2,800.00</u>
INCOME BALANCE	\$18,445.04
EXPENSES	
Real Estate Tax	\$285.46
Insurance	\$569.00

Administrative	\$701.41
Maintenance	<u>\$5,115.05</u>
TOTAL EXPENSES	\$6670.92
BALANCE AS OF 5/16/13	\$11,774.12

Mary presented the budget for next year, which set the HOA assessment at \$100.00 and included a reserve of 100% of expected expenses. The reduced assessment was possible because of the reserve balance carried over from last year.

Invoices have been sent out and the assessment payments are due June 30, 2013.

COMMUNICATION OFFICER'S REPORT

Beth Weiss presented the Communications Report. She moved the domain registration and web hosting for the Oakbrook Chase HOA website to GoDaddy and Total Choice Hosting. This represents a significant cost saving to the HOA with no degradation in user experience for HOA members.

Beth encourages anyone who is not already part of the Yahoo!Group on the HOA website to take time to join the group. There is a link on the HOA home page to subscribe to the group. Beth went over how HOA members, as members of the Yahoo!Group can send messages to other Oakbrook Chase residents. This is a real advantage for those seeking referrals, notifying residents of situations to watch for, sharing notices of events of interest to residents, announcing community events, and such. The HOA e-mail list has not been abused thus far for spamming residents and we all want it to remain just for community interest items.

REPORTS of COMMITTEES:

MAINTENANCE COMMITTEE:

Doug Samuels reported the Maintenance Committee selected Rine Landscaping as the contractor to provide mowing services for the 2013-mowing season. The contract actually is for two years with the 2014 price the same as the 2013 price (\$3400 per year). The committee elected to continue the weed control services of Leisure Lawn at no increase in price (\$206 per application).

Shiva Katai asked about possible improvements to the Entry Gate signs as the community name is not visible during wet conditions at night. She asked if we could paint them to make them more visible. Doug took an action for the Officers to look into what can be done to make the text of the entry more visible during wet conditions.

Someone asked if we would have enough money to clean out the detention pond channels again this year. Doug confirmed that funds for this item were included in the maintenance plan for this year.

Doug reported on two other maintenance issues addressed in the past year. Doug and Betty removed the tree growing around the drain of the Oakleaf Drive detention pond with help from John Ach and

Sandy Craw. Many thanks for an excellent job done by residents in removing that annoyance. In addition the Officers researched the issue of whether the honey suckles growing around the detention area next to Beaver Valley Rd should be removed. Doug contacted the adjacent residents and found they preferred to leave the honey suckle alone as it provides some natural privacy. One exception is the honey suckles in the trees right next to Beaver Valley Rd. A couple of those need to be cleared. The Board agreed that a couple of us could get to that without hiring a contractor. We do not yet have that action scheduled.

BEAUTIFICATION COMMITTEE:

Betty Samuels reported the Beautification Committee members are: Betty Samuels (Chairman), Mike Beauchamp, Sandy Craw, Diane Miller, Creighton Miller, Becky O'Connor and Patty and Terry Pleasants.

The committee has been working since March on the Beaver Valley Rd entry. They met several times to discuss possible plantings to beautify the front entry. Individual members priced plants of interest at several garden centers. A final design suggested by Patty was agreed upon after several "tweaks." The plants were purchased and planted with volunteer labor. The final cost to the HOA was \$1450.36 well within their \$2000.00 budget. This included \$350.00 paid to Rine Landscaping for topsoil and mulch. During landscaping, the committee members discovered that the wires for the entry lighting were running in several directions under the surface. One of the wires was nicked and caused a ground fault breaker to flip. The wire was repaired. However, if you notice the lights not working at the entry, contact Doug, as he knows where to start troubleshooting the problem. Residents complimented the committee on the improvements to the entry to the community. Someone asked if we would have to water in the summer. We will likely have to do some watering in the summer, as irrigation was not installed for the entry area. The committee will look into what solutions might be available.

SOCIAL COMMITTEE:

Doug Samuels reported for the Social Committee that Diane Miller, as Chairman, wants to plan a social event(s) for the summer. You can let her know if you have any ideas by contacting her at diane.miller42@gmail.com. Betty Samuels mentioned that Flamingo Party announcement signs are available.

ELECTION OF INSPECTOR OF ELECTIONS:

Charlie Craw volunteered to serve as the Inspector of Elections. The HOA members in attendance affirmed him.

ELECTION OF OFFICERS:

Doug Samuels reminded the group that the HOA Officers serve on staggered two-year terms. Some Officers were elected last year to a one-year term to establish the staggered terms. This year the HOA needed to elect a Secretary and a Vice President to serve full two-year terms. Charlie asked for nominations for Vice President. Betty Samuels nominated Harold (JR) Miller and Shiva seconded the nomination. JR was affirmed by unanimous vote. Charlie called for nominations for Secretary. Beth

Weiss nominated Dennis Rumbley and Betty seconded the nomination. Dennis was affirmed by unanimous vote. (Possibly the quickest election of two Officers in history!). Both of these terms will expire at the close of the 2015 Annual Meeting.

UNFINISHED BUSINESS:

It was learned from a discussion with the Beavercreek Police that not only is it rude for people to not clean up after their dogs when walking them but also it is a ticketable offense. They suggested that a photograph of such an occurrence could provide sufficient evidence and lead to a ticket.

Shiva Katai requested the Officers reconsider putting up NO SOLICITATION signs with the understanding that local youngsters would be exempt. She gets a lot of solicitors even though she has a sign herself.

The Officers agreed to continue working with the city to keep the yard at 1318 Adams Way as presentable as possible.

NEW BUSINESS:

Doug asked if anyone had any other business the HOA needed to address. Shiva Hatai asked if the HOA had any rules about loud singing. The HOA has no rules governing this and those present recommended contacting local authorities if contact with the offending neighbor did not solve the problem. Shiva commented that we should have such rules. Doug commented that we do not want the covenants too restrictive and they are not intended to answer every possible circumstance. Others commented that it is important that we have covenants to have some control of how things are done in the neighborhood. If anyone has questions about what is covered, the Covenants and By-Laws are posted on www.oakbrookchase.com. Paper copies can be obtained from the Greene County Auditor's office at a small charge.

No further items of business or discussion were brought forward.

ADJOURNMENT:

Beth Weiss motioned that we adjourn and Dennis Rumbley seconded it. With unanimous consent, the 2013 Oakbrook Chase HOA Annual Meeting was adjourned at approximately 8:00 PM.

Respectfully Submitted

Dennis Rumbley, Secretary

