

**Oakbrook Chase HOA  
Minutes for the 2015 Annual Meeting  
12 May 2015 at 7:00 PM**

The 2015 annual membership meeting of the Oakbrook Chase Homeowners Association (HOA) was held at the Grace Crossing Church auditorium on 12 May 2015 with a published start time of 7:00 PM.

**Call to Order:** Doug Samuels, President, called the meeting to order at 7:03 PM.

**Roll Call & Proxy Announcements:**

Doug Samuels called the Roll and announced the Proxies. Twenty households were represented in person and there were ten valid proxies. Since the required quorum of 42 was not met the meeting continued as an informational meeting for homeowners.

**Notice of Meeting:** The meeting was announced by mail to all HOA members on 11 April 2015.

**Reading of Minutes:**

Doug read/reviewed minutes for last year. Those minutes are on the website available for review by anyone. No comments from those present.

**Reports of Officers:**

**President's Report** - Doug read a synopsis of his 2015 report; a copy is attached to this report.

**Treasurer's Report**- Sharon Jones read and distributed a copy of her Treasurer's interim report, which is attached to these minutes. Dean Goehring asked about dues noting it seemed 6 were not paying. Doug explained that officers do not pay as provided in the By-Laws and the one property that provides power for the community entry lights doesn't pay. Further expenses expected this fiscal year include flowers for the community entry and maybe another mowing.

**Communication Officer's Report**- Doug explained how officers communicate with residents through YahooGroups. Beth Weiss our Communications officer reminded attendees that we have a web site – [www.Oakbrookchase.com](http://www.Oakbrookchase.com). Beth also mentioned the YahooGroups list and that the easiest way to join the mail list is to go to the [Oakbrookchase.com](http://Oakbrookchase.com) and click on join the Yahoo list. Beth is considering establishing a community Facebook page.

**Reports of Committees:**

**Maintenance Committee** - Sandy Crow received 4 estimates for lawn care. Committee decided to switch from Rine to A-Kut-Above for mowing and Leisure Lawn for weed control. We have received a bill from A-Kut-Above for March, but have not heard from them since. Sandy will call them. The Committee was advised that the power lines for the lights at the front entry are not buried hardly at all. Sandy will check with A-Kut-Above about cleaning out the detention pond channel on Beaver Valley.

**Beautification Committee** - Betty Samuels explained about the new tree and how it was watered last year. We still need to buy some mulch (about 3 yds) and have bought some flowers for the entry. She does not expect a lot of expenses. Betty said that we had discussed maybe doing some landscaping around the ponds but it was decided that would make mowing more difficult. Last year we experienced

a few burned out bulbs for the community entry lights. Last year someone used a machine to edge around the flowerbeds and cut the lines for the lights. After repair there is no more slack in the lights wires. Betty does the edging by hand. Residents please do not use power edgers around the lights. The residents present discussed the rocks around the detention pond, and noted that weeds are growing up through them. Sandy said she'd spray with RoundUp. The consensus of those present is that we not remove the rocks, as they are likely there to prevent erosion.

**Social Committee** - Diane Miller is planning on starting Flamingo Parties in June and holding them twice a month for the summer.

**Election of Inspectors of Election** - Doug nominated Charlie Crow as the Inspector of elections for this meeting. Those present affirmed Charlie's nomination.

**Election of Officers:**

Doug explained in general the duties of the officers. Doug explained how the HOA rotates election of officers on a 2-year cycle. This year the Vice President and Secretary were up for election. JR Miller described the Vice President's duties and Dennis Rumbley explained the Secretary's duties. An Inspector of Elections is selected by those present from those present to run the election of Board officers at the meeting.

**Election of Vice President** – JR Miller stated that he thought it was time for someone else to be Vice President. After polling those present, Frank Alfter expressed a willingness to take the position. Frank Alfter was unanimously elected Vice President

**Election of Secretary** – Dennis Rumbley agreed to stay on if elected as Secretary. Dennis Rumbley was unanimously re-elected Secretary.

**Unfinished Business:**

Several members reported finding corn this year as the result of the "Corn man." The "corn man" has not been seen recently.

Several residents continue to deal with still finding dog poop in their yards or sidewalks. It is a nuisance to neighbors and is actually a ticketable offense in Beaver Creek. Please pick up after your dogs. We do realize some dog walkers are not residents of Oakbrook Chase. If you see a violator, gently remind them of our policy and the Beaver Creek ordinance to pick up after the dogs.

**New Business:**

The officers' were asked to look into improving the wiring for lights at entry.

Sandy was asked to get an estimate for cleaning out the Beaver Valley Road culvert and drainage channel.

The officers' were asked to look into whether the rocks around the Adams Way retention pond can be removed.

An open discussion was held on how to get more people to the Annual Meeting. Suggestions included maybe a door prize, maybe a potluck or maybe a free membership. Officers will discuss further at next officer's meeting.

Someone asked about snow removal – which is done by the city, not the HOA

**Adjournment** – Doug Samuels, President, thanked everyone for attending and received a motion, second, and unanimous consent to adjourn the meeting.

Adjourned at 8:13 p.m.

## **2015 PRESIDENTS REPORT**

While 2014-2015 was a fairly quiet time in Oakbrook Chase several issues were brought to the attention of the Homeowners Association Officers.

Three items were followed up on as a result of the May 13, 2015 HOA meeting.

Doug Samuels spoke almost immediately with a homeowner concerning a contractor's truck that had been parked on the street for an extensive period of time. The homeowner mentioned the concern to the contractor and the truck was moved.

Sandy Craw contacted Rine Landscaping and Kearst Excavating concerning the "sinkhole" on the edge of the Adams Way detention pond. Both parties felt the "sinkhole" was not a major problem and Rine volunteered to fill it in over the course of the summer at no cost to the HOA.

Sandy Craw and Denise Emo followed up with the Beaver Creek Police Department with respect to the "corn man." They worked with Officer Snyder who seemed to want to help the HOA. She encouraged us to call her the "next time" he was in the area. A resident brought his presence to my attention and I called Officer Snyder. She was not on duty that day and called me back the next morning. She made it clear to me that the BPD had done as much as they could to discourage "corn man" without taking the complaint to a higher level and calling to report him was not going to cause him to stop.

The HOA Officers met on February 24, 2015 to discuss the state of the HOA and begin planning for the 2015 Annual Meeting. Minutes of that meeting are posted on the OakbrookChase.com website.

The HOA Officers corresponded with a resident concerning the possibility of him building a detached garage. The Officers' position is that a garage must be attached at least by a breezeway per the HOA By-Laws and Covenants. The resident took the Officers' position under advisement and agreed he would see if he could come up a design that would satisfy the By-Laws and Covenant requirements.

The HOA Officers approved two sheds.

A shed was approved for 1336 Adams Way.

A shed was approved for 1275 Oakleaf Drive. The placement of the shed on the property was of some concern. The resident reported following extensive conversation with Beavercreek City Engineer's office that this was the only place on his property he could place a shed due to lot configuration and easements. The resident agreed to landscape around the building.

The President's wife hosted a Pie on the Patio with the President Party on September 19<sup>th</sup>.

New residents since the 2014 Annual Meeting include:

Paul and Teresa Martin at 1356 Chelsea Court

Melanie and Rabu Burta at 2424 Oakbrook Boulevard

Dean and Sidney Goehring at 1275 Oakleaf Drive

Steven and Sue Groves at 2390 Oakbrook Boulevard

#### **2015 Treasurer's Interim Report**

##### **Fiscal Year to Date Oakbrook Chase HOA Annual Financial Report 2014-2015 (As of May 12, 2015 for annual meeting)**

Starting Balance as of June 1, 2014	\$10,882.26
Dues Paid	<u>\$7,700.00</u>
Expenses	\$18,582.26
Maintenance	\$5,046.35
Insurance	\$800.00
Administration	\$221.86
Real Estate Taxes	<u>\$317.28</u>
	\$6,385.49
Balance as of May 12, 2015	\$12,196.77

