

Oakbrook Chase HOA

Minutes of the 2016 Annual Meeting

Call to order – Doug Samuels, President of the Oakbrook Chase Home Owners Association, called the meeting to order at 7:05 p.m.

Roll Call and Proxy Announcements - Doug Samuels presided over the roll call and announcement of proxies. A quorum was confirmed after the sign-in sheet was tallied (23 homeowners) and the proxies counted (20) for a total of 43. This number exceeded the requirement of 50% of the 43 properties needed to form a quorum.

Introduction of Current Officers - Doug Samuels introduced the currently serving officers:

President – Doug Samuels

Vice President – Frank Alfter

Secretary – Dennis Rumbley

Treasurer – Sharon Jones

Communications Officer – Beth Weiss

Introductions – Everyone present introduced themselves to the other attendees.

Notice of Meeting – The By-Laws require notice to be sent at least a month prior to the meeting. Doug sent each homeowner a notice on April 5, 2016.

Reading of Previous Year's Minutes - Doug Samuels read the 2015 HOA meeting minutes

Report of Officers:

President's Report – Doug Samuels presented the President's report. Sandy Crow took care of drain and culvert cleaning. Doug discussed the issue of the improperly installed wiring for the community entry. Three bids came in, one was too high, one was too low for the amount of work involved, and the third was provided verbally and we are working to get it in writing – it was the most realistic. Doug led a discussion on whether the buried wires should be put in conduit. Most comments were on the positive aspects of having the wire in conduit, mainly as an added layer of protection for the wire. The consensus was that when the job is done, the HOA should have the wire buried in conduit. During 2015, the HOA had to cut down some trees on the Oakleaf detention pond area. More need to be cut down. The Board will reassess the tree situation once the entry wiring project is settled. Doug reminded attendees that the Bylaws and Covenants are on the web site. He cautioned that both the old By-Laws before the last rewrite and the approved rewritten By-Laws are on the site, so residents should be careful to reference the current By-Laws on the site. Not a lot of things need to be approved, but sheds and fences do need to be approved by the officers. Doug then turned to the HOA's attempts last year to have Flamingo parties. Each time one was scheduled, it was rained out. A social event that was successful was Pie on the Patio with the President – a nice event at the Samuels' residence in

September. Doug then reviewed the list of new residents who've joined the Oakbrook Chase community since the last meeting. New residents are:

Geoffrey and Tiffini Morris at 2433 Oakbrook Boulevard,

David and Phyu McLoughlin at 1297 Adams Way, and

Andy and Nicky State at 1311 Oakleaf Drive.

Treasurer's Report – Sharon presented the HOA Treasurer's report. A copy of the report is attached with these minutes. Maintenance covers things like lawn mowing, weed control, tree removal, and care for the entry. Insurance includes liability for the HOA and common property coverage. Administration covers the Surety Bond of HOA Officers, postage, and other expenses, Real Estate Taxes is self-explanatory. Doug explained that the By-Laws specify the breakout of expenses and the categories in which those expenses are reported. For instance, the By-Laws require the officers to be bonded and the Surety Bond for officers comes under administration, not insurance, which may seem odd.

Communication Officer's Report – Beth Weiss reminded everyone about the website and the Yahoo Groups. She discussed the plan to establish a community Facebook page, but had not yet achieved that goal.

Report of Committees

Maintenance Committee – Sandy Crow – renewed Cut Above and Leisure Lawn for lawn and weed control. Dead ash trees were removed from the Oakleaf Drive detention pond area – still need to take more down at an estimated cost of \$5000. The tree removal service will provide a more detailed estimate when the leaves get on trees this year.

Beautification Committee – Betty Samuels – takes care of the entrance by weeding and edging by hand to not disturb the wiring for the lights. She purchases mulch and keeps the areas looking nice. JR Miller asked if City Road Repair folks are going to do any repairs for Oakbrook Chase roads? The HOA board does not have knowledge of City plans for road repair in Oakbrook Chase.

Election of Officers

By-Laws require that a Director of Elections be elected to run the elections for the HOA each time. Charlie was elected to be Director of Elections by unanimous consent.

Election of Secretary (remainder of term) – term expires after 2017 Annual Meeting

Doug reported that the current Secretary, Dennis Rumbley, is in process of moving out of the area, so it is necessary to elect a Secretary to fulfill the last year of his term. Therefore, the term for the elected Secretary this year would expire after the 2017 Annual Meeting. Doug read the published duties. Dennis reviewed his experience performing the Secretary's duties – he takes notes at a couple meetings a year, coordinates the draft with Doug, and sends the minutes for publication. Dennis estimates this effort at about 10 hours a year.

Felice Nudelman volunteered for the position of Secretary, nominated by Beth Weiss, and seconded by several – elected via unanimous consent

Election of Treasurer – Term expires after 2018 Annual Meeting

Sharon reviewed the duties she does at about 10 hours a year. Doug read the published duties. Geoffrey Morris volunteered, Beth nominated, seconded by Frank, elected via unanimous consent

Election of Communications Officer – Term expires at 2018 Annual Meeting

Beth described what she does and offered to train the next person. Doug read the published duties. Meloni Steffens volunteered. Frank nominated, 2nd by others, elected via unanimous consent

Election of President – term expires at 2018 Annual Meeting

Someone asked if Doug would agree to serve another term. Doug agreed that he would serve if elected. Doug nominated (by many) and seconded (by many) and elected via unanimous consent.

Unfinished Business –

Social Committee. In the past the HOA social committee consisted of 3, 4, or 5, people. Over time the committee dwindled away and one person, Diane Miller, tried to run it last year. Each scheduled flamingo party last year was rained out. Doug's position on the matter is that If we are going to have a Social Committee, we need volunteers to make it a go, at least 3 people to serve. Donna Bales will serve as Chair of the committee, Diane Miller and Mel Steffens will help. (After the meeting Tiffini Morris volunteered to serve.)

What about corn man?

Not much we can do about it. Beaver creek Police have talked to him. The group had a discussion about what he does. He is not a happy man. The only thing you can do is try to get a picture of him trespassing or spreading corn in our area so that Beaver creek Police can do something. Consensus of those present was that if he is our worst problem, we are in pretty good shape.

New Business

JR Miller discussed HOA benefits and how ours is non-confrontational and provides a good opportunity to get together with others in the community – he thanked the officers and asked for a round of applause for the officers. Attendees kindly obliged.

Break-ins – Our Australian neighbors lost some things as they were moving in, but they could not rule out those involved with their move. The HOA Board had not heard of any other break-ins.

Theft of newspapers – some others are also experiencing the loss. These thefts seem to be occurring very early in the morning. If you see something, please report it.

Sydney Goehring asked that we remind folks to pick up dog droppings in the common areas. She sees children playing in those areas after seeing people walking dogs letting them go there without picking up the waste. Someone recommended we put up signs and maybe a baggie dispenser. Jay Wenig has a sign that was left in his yard that can be used. A member also alerted the board that a Pet Waste Station was selling online for \$100. The Board will look into these solutions and can implement something under the maintenance area of our budget.

Incentive for Attendance – the Board discussed how to get more participation at the Annual meeting. Several options were discussed. One was a carry-in, but the Board decided if people would not come to just sit through a meeting, they were less likely to come if they had to prepare food too. For this year, the Board decided to award two \$50 Lowes Gift Cards as incentive for attending the Annual Meeting. The door prizes were awarded as follows: Charlie Crow \$50 gift card and Terry Pleasants \$50 gift card

Adjournment

No further new business was presented. Doug asked for a motion to adjourn.

Beth motioned to adjourn, Betty seconded, all left

2016 PRESIDENTS REPORT

While 2015-2016 was a fairly quiet time in Oakbrook Chase several issues were brought to the attention of the Homeowners Association Officers.

As follow up to the May 12, 2015 HOA meeting Sandy Crow had the culverts and draining channels cleaned out by A-Kut-Above and the rocks were sprayed and weeds cleaned out of the Adams Way detention pond. The officers decided to leave the rocks around the Adams Way retention pond.

Three of the HOA Officers have been working with Dan and Mel Steffans to have the entry light wires reburied going from the entry wall on their side of Oakbrook Boulevard to their house. We have received two bids so far and are waiting on a third bid.

Sandy also worked with Stepp Brothers to have several dead trees removed along the Oakleaf Drive detention pond tree line.

The HOA Officers approved two sheds. One fence was also approved.

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

The HOA Officers met on February 25, 2016 to discuss the state of the HOA and begin planning for the 2016 Annual Meeting. Minutes of that meeting are posted on the OakbrookChase.com website.

New residents since the 2015 Annual Meeting include:

Geoffrey Morris at 2433 Oakbrook Boulevard

David and Phyu McLoughlin at 1297 Adams Way

Andy and Nicky Slate at 1311 Oakleaf Drive