

Oakbrook Chase Homeowners Association Annual Meeting May 15, 2018

Attendees: See attached attendance sign-in roster

- Twenty signed in with 17 proxies, which equaled 37 total, not enough for a quorum (42), so this meeting technically will be for information purposes. Last year we had 25 + 17, reaching a quorum and the meeting was official.
- Charlie Crow, Felice Nudelman and Meloni Steffens were absent.

President's Report: Doug Samuels presented a comprehensive discussion of the actions that were accomplished on behalf of the HOA Homeowners since the 2017 Annual Meeting.

- The State of Ohio certification makes us a legal entity and was renewed in 2017
- There were nine dead trees that were cut down for a cost of \$3,000
- There were also some dead trees on Beaver Valley that were removed by the property owners
- The Emo's had some dead trees that were found to be on their property and they took care of removing them
- The right side entrance lights were connected at a cost of \$1,450
- Our Oakbrook HOA website is hosted by Total Choice, was down for a few days, and cost \$44 to get it back up and running. We are still having communications issues with the web and are still looking for someone, anyone, to take over running the web for us
- The Steffens (not Dan & Meloni) with the pool in their back yard had the playhouse removed and a pavilion put in, all with HOA approval
- **The Berros continue to solicit for school items for needy school children at the beginning of the school year and make it really easy for all of us to donate items by asking that we simply drop them off on her doorstep.**
- **The HOA officers met on 27 Feb17 and the minutes need to be posted on the web**
- HOA officers serve for two years, and Frank Alfter was re-elected last year
- Doug Samuels read the minutes from the last meeting and they were approved

Treasurer's Report: Charlie Crow, Treasurer, was absent so Doug read Charlie's submitted report, also attached to these minutes, to the audience.

- This treasurer's report shows where the \$100/year HOA fee goes. It also describes expenditures and income (debits/credits), ie, taxes, insurance, administration (officers are bonded and that comes out of admin expenses) in detail.
- Proposed budget: the 90% for reserve is used because the by-laws require the reserve not to exceed 100%

- This reserve covers the added non-paying family (entrance lights), plus large maintenance costs – usually around \$4,500 – and unexpected expenses, so we are covered with just 90% (\$6,054)
- We have a balanced budget

Communications Report: Meloni is absent. Ash & Carol Miller and their daughter Ally may help with the web but don't want primary responsibility.

Maintenance Committee: Sidney Goehring reported the common areas upkeep has been contracted with AKut Above. She asked them to not blow grass clippings in mulched areas, and corrected some failures on the spot and asked residents to observe and report on unsatisfactory performance by AKut Above. Leisure Lawn treats the grass areas only four times a year versus 6-7 times for personal lawn care contracts.

- Betty Samuels does most of the flowers and mulch at the entrance, and those two beds always look great.
- With the hard rain we had recently, it is apparent we need the drainage in the detention ponds cleaned out. There were several emails with photos concerning this topic and we are looking into several options to fix the problem.
- Denise Emo will take over the Maintenance committee

Beautification Chair: Betty Samuels has tried different flowers for the entrance and for now settled on barberries.

- Expenses for six yards of mulch were \$270
- There is a sign-up sheet to help Betty with the mulch, etc

Social Committee: Donna Bales asked to be replaced as chair for this committee.

- Others on the committee are Diane Miller, Meloni Seffens, Pulay McLaughlin, and Denise Emo.
- Donna has games, etc for use and there is \$100 in the budget.
- Flamingo parties are at risk due to weather, and so it was proposed that just one be planned for August – end of summer
- Frank Altfer brought up the soiree that took place on 5 May and was a huge success with about 14 people showing up at Wandering Griffin. More to be set up by Frank...please rsvp directly to Frank if you are interested

Nominations/Elections: JR Miller was selected to be Inspector of Elections, as Doug Samuels announced his desire to step down as the HOA President.

- JR asked for nominations for President and after much discussion and declinations, Sidney Goehring allowed her name to be put forward. JR asked

for a vote for Sidney and Betty seconded the nomination. All present voted in the positive: Sidney is the new President.

- JR asked for nominations for Treasurer, and everyone suggested Charlie Craw continue in that capacity. Doug confirmed discussions he had with Charlie and that would be OK. A vote was taken and all agreed to keep Charlie on.
- The next vote was for Communications Chair. With Beth gone and Meloni filling in, but not able to fix the website problem. Ashley Paulus offered to do **the Communications with possible help from Carolyn, Ash and Ally.**
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Unfinished Business: At a previous HOA meeting a map of the HOA area with owners' names was requested and Frank Alfter said he would draft one.... Still open, but Frank said he'd get right on it.

New Business:

- The question of whether we are going to have another garage sale came up. Hunter's Point is having theirs 7-8-9 June, while Hunter's Ridge's garage sale date is still TBD (Sidney will work). Is there interest? There was some interest as long as it is not in June. Sidney will put out a call to confirm there is interest.

Meeting was adjourned at 8:20 PM

**Fiscal Year to Date Oakbrook Chase
HOA Annual Financial Report 2017-2018
(as of 15 May 2018 for annual meeting)**

Starting Balance as of 1 June 2017	\$	4,721.50
Dues Paid 2017	\$	<u>7,800.00</u>
	\$	12,521.50
Expenses		
Administration	\$	645.82
Insurance	\$	800.00
Maintenance	\$	5,650.41
Real Estate Taxes	\$	<u>326.16</u>
Total Expenses	\$	7,422.39

Balance as of 15 May 2018 \$ 5,099.11

Administration Detail

Cincinnati Insurance	\$	250.00
Door Prizes	\$	100.00
Certified mail	\$	18.30
Post Office Box Fee	\$	52.00
Grace Crossing Church Appreciation	\$	50.00
Envelopes, stamps, copies	\$	131.52
Web Site	\$	<u>44.00</u>
	\$	645.82

Maintenance Detail

Fertilize and Weed	\$	858.60
Mow	\$	3,071.25
Entry Electric Work	\$	1,450.00
Other Maintenance	\$	<u>270.56</u>
	\$	5,650.41

**Proposed 2018-2019 Budget
(as of 15 May 2018 annual meeting)**

Projected Expenses for 2018-2019

Administration	\$	700
Insurance	\$	800
Maintenance	\$	4,900
Taxes	\$	<u>345</u>
Total Projected	\$	6,745
Reserve (90% of Projected)	\$	<u>6,054</u>
Total Required	\$	12,799

Projected Bank Balance 31 May 2018 \$ 5,099

Home Owner Dues @ \$100 per lot \$ 7,700

\$ **12,799**

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Lots

Administration Detail

Cincinnati Insurance	\$	250.00
Door Prizes	\$	100.00
Social Committee	\$	100.00
Post Office Box Fee	\$	52.00
Grace Crossing Church Appreciation	\$	50.00
Envelopes, stamps, copies	\$	100.00
Web Site	\$	<u>44.00</u>
	\$	696.00

Maintenance Detail

Fertilize and Weed	\$	869.20
Mow	\$	3,510.00
Front Gate	\$	270.00
Other Maintenance	\$	<u>250.00</u>
	\$	4,899.20

2018 ANNUAL MEETING ATTENDANCE SHEET
PLEASE SIGN IN

Doug Samuels / Betty Samuels
Evan Relek
Don Hunt / Jerry Hunt
Harold P. Miller
Dean + Sidney Goehring
Michael + Melissa Weibel
Jay Wenzel
John + Carolyn Aick
Terry Pleasants
Dorrie + Paul Bales
Melanie + Radu Burja
Anderson
Carleen Maule
Judy + Larry Reed
Michael + Michelle Boyd
FRANK ALFIER
Ashlin Paulus
Phyllis Lay McLaughlin
DENISE ENO
BEV M:U

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