

**HOA Annual Meeting**  
**May 6<sup>th</sup>**  
**7 p.m.**  
**Grace Church Crossing**

Meeting Called to Order

Roll Call

Seven Zoom attendees

19 in person excluding officers

1. President's Report for 2020-21 (attach)

Regular business and updates:

2. Report on election of officers from last year- due to COVID we did not have the conventional meeting for nominees of officers and did not receive new nominations for the current term. The officers agreed to continue in their roles until 2021, and business of the HOA was maintained as usual.
3. All dues were collected, bills paid, maintenance continued, and business as usual for day-to-day oversight of the HOA.  
One open issue is the taxes: We had a significant increase and have requested a meeting with the tax office to gain an understanding of the calculation. We will keep the membership posted on the outcome of the meeting.
4. We had a few new homeowners and have updated the map of the HOA and our membership lists. If anyone wants the map of the homeowners, please let Frank know and he will get it to you.
5. Homeowner requests for improvements for things like fences, decks, etc. are regularly reviewed. We review to ensure that you have information regarding the township processes that need to be followed and that the materials per the HOA covenants are followed
6. The beautification committee- composed of Betty Samuels – continues. We would like to thank the two front corner neighbors who provide the lighting for the two entry way signs. In appreciation of their contribution, they receive a waiver on annual HOA dues. Betty is also thanked for her hard work on the HOA beautification, the plants at the entry way are well-maintained and provide a beautiful entrance to the HOA.

**Finance / 2020-21 Budget Report (attach Budget)**

**Financial report for end of year:**

1. Dues, all collected. Officers and the two entry homes do not pay dues  
Budget is balanced and all is in good order. no comments or questions from attendees.

**Proposed 21-22 Budget Review:**

Discussion:

2. The budget was built based on this year's actuals and projections and includes a line for unrestricted reserves per our bylaws.
3. HOA dues will remain at the current level \$100, for the coming year.

**Question** (from JR) – re: taxes on common spaces: “Do taxes on common spaces fall on homeowners, or is charged to the HOA”? Answer: We build the taxes as an expense into the budget. The HOA pays the taxes out of our . There is no impact to the homeowners and the taxes along with all maintenance costs (lawn care, snow removal, landscaping, etc.) are covered via the annual HOA dues. It is likely that taxes will increase and currently we have enough in reserves to cover the increase. If the taxes increase we would factor this into the budget for next year and will bring recommendations for HOA increase to homeowners at the next HOA annual meeting.

**Question** JR asked about the potential for “snatch and grab” or increased solicitation. While not a problem now, it could be. Do we want to post a “No Solicitation” sign at the entryways?

**Discussion** – general consensus that a sign at the entranceway is not the first step. We would not want to limit neighborhood kids fundraising. There is always the option to post signs at your home. If you see someone exhibiting suspicious behavior, please alert folks, or call authorities. A “Ring” doorbell is something that can help ward off bad behavior, the proposed FB site might also be a way to alert each other to suspicious behavior.

**Vote on Budget:**

**Charlie moved to approve budget, Mike seconded. Budget is unanimously approved.**

**Communications Report**

Ashley Paulus

1. If anyone has any inquiries via the Website, the gmail filters right in so we receive all emails. Please feel free to use the Website for any inquiries.
2. Discussed option of having an Oakbrook Chase Facebook page. Ashley has built a prototype of the page, but general consensus from discussion is that many are not FB users and would likely not join or follow the page.

**Maintenance Report:**

1. All invoices and bills are in order and align to budget.
2. Rine has been doing a good job. There were some issues with mower lines in wet weather and in the past they have been responsive. We will continue to work with them to ensure that the quality remains high.
3. As an HOA we have a responsibility to monitor for dead trees and limbs and be a good caretaker for our neighbors and the HOA. We also do a once-a-year aeration and will continue as needed. In addition, we do a clean-out of the drains and culverts.
4. We put out an RFP for ongoing landscaping maintenance and we received three bids. Rine was once again the lowest, albeit a bit higher than last year. We accepted Rine’s bid and have included the rate in the budget.

### **Beautification Committee**

1. All is in good shape and plants are in good standing. Betty has taken on the work of beautification and did a lot of trash and leaf removal and considerable weed-pulling. Betty will spray, trim and mulch now that the weather is getting better.
2. All are welcome and encouraged to join in the beautification if you see Betty out there.

### **Social Committee**

1. We have an opening(s) for the social committee now that Donna Bales has moved. If anyone is interested in stepping up, please feel free. We have a small budget for socials – block parties, restaurant visits, gatherings, any and all ideas are welcome.

### **Officer Elections**

#### **Two positions open:**

**President**

**Treasurer**

**Communications Officer – Ashley Paulus has agreed to stay on.**

**JR will be the election official for the vote.**

#### **Nominations:**

1. **Communications Officer -- Ashley nominated and seconded  
Ashley elected (unanimous)**
2. **Treasurer – Steve Emo nominated and seconded  
Steve Emo is elected (unanimous).**
3. **President --- Mike Beauchamp nominated and seconded.  
Mike Beauchamp is elected (unanimous).**

Heartfelt thanks to Charlie and Sidney for their service and for taking on extended terms during COVID.

### **Additional Comments, New Business**

If you are walking around the HOA and see trash around, please pick up trash. Let's all work together to monitor trash and keep the neighborhoods looking good.

If you have youth in the family, they are always looking for community service hours, helping to maintain the HOA is a great service project. The HOA can certify the hours.

**Question** (from Jim) "We used to have a list serve, then it got folded into NextDoor, now we are looking at FB, is there a difference, or reason for the seeming redundancy?"

**Answer:** Yahoo groups shut down, so we looked for a way to have a group specific to our HOA. NextDoor is more than our HOA, so it is not optimum. We are thinking of starting the FB so we can control the messaging for our neighborhood. The FB page would be closed to our residence. There will be ground rules that state it is for residents and with cautions against solicitations.

**Question** (from Riley): "Do we have provisions for snow removal along the sidewalks along the common areas or detention ponds?" **Answer:** There is a requirement from the city that snow is

removed from sidewalks and common areas. Adjacent homeowners have been doing the snow removal.

It is not currently a cost factored into our budget. We can go out for bids for snow removal from common area sidewalks, detention ponds, and along Beaver Valley. There will most likely be variation of cost based on amount and number of snowfalls.

We will solicit bids and report back to the HOA.

**Drawing Winners: Jeff Weir, Judy Reed**

**Meeting adjourns.**