

OAKBROOK CHASE HOMEOWNERS ASSOCIATION

ANNUAL MEETING

May 20, 2025

- Call to Order
Oak Brook Chase HOA annual meeting was called to order at 7 p.m.
- Roll Call with Introductions around the room: Total Attendance Tallied + Proxies.
 - four proxy votes
 - 17 household,
 - 23 individuals
- Notice of Meeting Requirement: Accomplished by E-Mail April 2025 (we were a couple of days late this year)
 - If people prefer mail or flyer, please let the communications officer know by contacting us at Oakbrookchasehoa@gmail.com
- Review of current HOA Board Members
 - Mike Beauchamp, President
 - Frank Alfter, Vice President
 - Felice Nudelman, Secretary
 - Catherine Gordon, Treasurer
 - Nina Tan, Communications Officer
 - Mike Weber, Maintenance
- Review of current HOA Committee chairs
 - Betty Samuels, Beautification Chair
 - Felice Nudelman, Social Chair
- Review of Prior Year Annual Meeting Minutes (2024)—any comments or questions?
None.
- Reports of Officers and Committees:

President's Report: (Mike)

- Review of last year (2024), no questions or concerns from membership
- All dues were collected on time last year, covenants updated with new maintenance officer and election held last year, no big maintenance issues.
- As HOA ages our goal is to be mindful of our up-keep to maintain appearances - fences, lawns, retention ponds – any issues please contact us. Mike does a regular drive through, but might not catch everything, so let us know.
- We also developed a welcome letter for new residents and are rolling that out going forward. The packet will include the by-laws and covenants.
- We do not anticipate any changes in dues for the foreseeable future.

- Our garage sale can occur once per year, concurrently with Hunters Ridge / Hunters Pointe – this year it will be June 5,6,7
 - According to covenants and by-laws we need to coordinate the dates of our annual garage sale to concur with Hunter’s Ridge/ Hunter’s Pointe, so please be mindful of this rule.
- Questions and comments arose about Solicitation and Neighborhood watch signs– we are a “no solicitation” HOA – and questioned was whether we could have a sign(s). Mike replied that the HOA will check with the city regarding posting signs at entrances stating “no solicitation and neighborhood watch.”
- Any concerns, questions or comments, please let any of our HOA officers know or send an email via the HOA website www.oakbrookchase.com or OakbrookChaseHOA@gmail.com

Communication Officer’s Report (Nina)

- The primary job is to ensure communication between HOA and homeowners is going well. Nina updates the website and the signage – we will now have two signs – one at front and one at back of HOA.
- Let Nina know if you have any communications issues or concerns by reaching out at OakbrookChaseHOA@gmail.com or via the website www.oakbrookchase.com

Social Committee Report (Felice)

- Based on the response from last year’s Block Party we will hold another one this year on August 9th 2-4, Adams Way Retention Pond.
- The HOA-side Garage Sale will be held to coincide with Hunters Ridge on June 5, 6, 7
- We need to plan some additional events, so please let me know if you are interested in joining the Social Committee

Maintenance Chair report (Mike)

- Provided an overview of the lawn care contract - we went out to bid and decided to stay with Rine. The retention ponds are struggling a bit; we are going to get Gerdes to “rockhound” the wall and reseed.
- We will look at what other services might be of interest- perhaps leaf collection and Mike is also keeping an eye on tree growth to ensure they don’t overgrow to hinder passage on the sidewalks. Please stay aware of your tree growth, keep your trees trimmed (if you don’t, we will).
- Question arose about how much water the retention ponds can hold – we don’t know the answer to this – but did discuss what has happened when we get significant rains, it does not happen often, but it can be dicey if there is a deluge. There is not much we can do unless we want an engineer to come look at it. If you have a drain in the back of your yard, please try to keep your drains clear.

Beautification Report (Betty)

- We had the lights repaired at the entrance because the roots of the shrubs and trees were tangled around the lights.
- Spring clean-up is done, and first trimming is done, things are looking good, and mulching will start soon.

- Some trees are overhanging the wall at the front and Betty will see if the residents are willing to trim back the branches.
- Comments from membership – that front entrance looks fantastic.
- Leaf collection – if it is doable, we will explore whether we can provide this service. One resident offered to do it by renting a truck and using containers.

Treasurer's Report (Catherine) delivered by Mike

- Full financial report is available upon request.
 - Dues at \$170 per year we collected \$12,979.50 (includes one late fee)
 - Actual is a slight short fall, but this will go up once we collect our dues.
 - Starting balance was \$10,717
 - Income is currently at \$ 13,010
 - Expenses are currently at \$10,238
 - Ending Balance is currently at \$13,489
- Election of Inspector of Elections (member at large volunteer)—this person counts hands for election results.
- Joe volunteered to be Inspector of Election
- Election of Officers: (all terms end May 31, 2027)
- Secretary, Felice is reelected as secretary – 27 total votes
 - Vice-President Frank is reelected to president – 27 total votes
- Unfinished or New Business; Open Question & Answer Period
- Q&A session
 - One resident spoke about maintenance and need for diligence – especially around the retention pond and where the utilities dug. The Companies that dug are responsible for returning the sidewalks to condition prior to digging. We can try calling them to see if they will come out and fix the holes. If people can provide the sites where the sidewalks have been compromised by the digging, we can contact the company to make repairs. For holes in yards that need dirt we can work with Mike to get a load of dirt that people can use.
 - We also have a complaint about trees and large bushes overhanging the sidewalks. Please let us know locations so we can address the issues with the homeowners so they can trim the trees.
 - We also need to stay on top of the mowing, so they don't over-mow when it is dry and not needed.
- Adjournment at 7:57 p.m.

OPERATING BUDGET**2024-2025 Budget****2024-2025 Actual****INCOME**

Assessments	12920
Miscellaneous Income	30
TOTAL INCOME	\$ 12,950

12979.5	includes 60.00 late fees
30	

EXPENSES*Administrative Expenses*

Postage	60
Meeting Space Rental	150
Office Supplies	100
PO Box Rental	70
Web Hosting	100
Social Activities	450
Bank Charges	24
Total Administrative Expenses	\$ 954.00

0
75
102
72
653
0
22
\$ 923.76

Fixed Costs

Insurance	1082
Property Taxes	176
Total Fixed Costs	\$ 1,258

1082
180
late fee
\$ 1,262

Maintenance Costs

	1000
Tree Removal	500
Aerate	335
Maint: Fertilizer	1500
Maint: Mow	5510
Maint: Catchment pond	1200 includes 3 tree removals and sink whole
Front Entrance	675
Total Maintenance Costs	\$ 10,720

0
0
850
1135
4880
910
277
Stone Cleaning and sealing
\$ 8,052

TOTAL EXPENSES **\$ 12,932****\$ 10,238***Reserve Balance* 83% \$ 10,705

104% \$ 13,489

TOTAL OPERATING EXPENSES & RESERVE BALANCE **\$ 23,637****\$ 23,727****TOTAL OPERATING EXPENSES & RESERVE at 65%** **\$ 21,350**
(Shortfall) Overage - In Reserve **\$ 2,288****\$ 18,694**
\$ 5,033**BALANCE SHEET**

Starting Balance	\$ 10,717
Income	\$ 12,920
Expenses	\$ 12,932
Ending Balance	\$ 10,705
(Shortfall) Overage - Income to Expense	\$ (12)

\$ 10,717
\$ 13,010
\$ 10,238
\$ 13,489
\$ 2,772