

OAKWOOD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

MONDAY, APRIL 25, 2016

7:30 P.M.

GRAYSLAKE VILLAGE HALL

AGENDA

I. CALL MEETING TO ORDER

The Board President, Phil DeRuntz, called the meeting to order promptly at 7:30 PM. A Roll Call attendance was taken. Stacy, John, Mitch, Phil, and Rod were present, 5 of 7 Board Members constitute a quorum. Tina and Julianne were absent. Stephanie of Fox Management was also present.

II. APPROVAL OF MINUTES – February 4, 2016

Motion and second motion received for approval of the minutes taken from the February 4th, 2016 Open Meeting, they were unanimously approved by all Board Members in attendance and the motion carried.

III. PRESIDENT'S REPORT

Phil spoke briefly on this and covered miscellaneous items of interest to the community.

IV. TREASURER'S REPORT

Stephanie spoke on this, covering details of the item(s) that follow.

- A. March financial attached – As of April 15 there are three homeowners who will be sent to collection for non-payment of the 2016 assessments. *Discussion deferred to Executive Session. Two owners will go to collection.*
- B. The Association's tax return was completed and filed by March 15. There were no taxes due the federal or state government.

V. POND MAINTENANCE

Phil and Stephanie spoke on this, covering details of the item(s) that follow. A request was also made to get grass seed funded in order to over seed some areas of the Common Space. Request approved.

- A. EAM has started weekly maintenance of the ponds. Management receives a weekly report with pictures.
- B. EAM has provided a three year contract. The first two years the price is \$9900.00 for the season, the third year, the price is \$10,100.
Motion and second motion received for acceptance of the 3-year contract with EAM with additional stipulations of dissolved oxygen monitoring for "Pond #1" and marking the Inlets and Outlets of all ponds. A Roll Call Vote resulted in unanimous approval by Stacy, John, Mitch, Phil, and Rod. The motion carried.
- C. There was an issue of ponds not draining in March. A call to the township had the crews out within a day to clear the drain lines.

VI. LANDSCAPING REPORT

Phil and Stephanie spoke on this, covering the details of the item(s) that follow.

- A. Acres has started maintenance of the property.
- B. Buckthorn maintenance has also begun.
- C. The Board needs to discuss any further tree plantings. We have received a request from one homeowner to be included in any plans. He would like to plant a tree on the parkway.
- D. The Board needs to discuss further ash tree removal. *Discussion of Member involvement with tree cutting and general cleanup in the Common Space Areas. Stephanie assured us that we had insurance to cover any potential injuries while doing so and is to obtain the proper permit in order to facilitate the Member involvement. A walk thru is planned in order to identify potential trees for removal as our budget allows.*
- E. Homeowners at 34308, 34319 and 34345 Tangueray wanted the Board to be aware of dead trees behind his home and if they needed to be removed this year. *A review of the area will take place and a decision made on removal of more dead trees.*

VII. MANAGEMENT REPORT

Stephanie spoke on this, covering the details of the item(s) that follow.

A. ARC REQUESTS:

- a. 18391 Springwood – upgrade landscaping
- b. 18177 Meander – new garage door
- c. 18537 Aspen – new windows
- d. 34097 Sulkey – new trim and garage door
- e. 34132 Tangueray – new roof
- f. 34425 Tangueray – new planting beds

B. VIOLATIONS: *Discussion deferred to Executive Session.*

- a. 18283 Springwood – requested waiver of late charge. *Waived*
- b. 18469 Springwood – requested waiver of late charge. *Waived*
- c. 18367 Springwood – requested waiver of fine for no ARC request. *Under Review*
- d. 18577 Aspen – fence. An ARC request and plat of survey have been provided. The board needs to approve the new location of the fence. I will have copies at the Board meeting for the Board to review. A copy of the statement on 18577 will be available at the meeting. *Once the permit is received, the ARC committee will review the file and make a decision.*

C. LETTER:

- a. 34134 Sulkey informing Board of two other homes that do not have lattice on their windows. 18324 Meander and 34350 Tangueray. *Stephanie to follow-up with confirmation to be made during her next drive thru. 34350 Tangueray Drive had been notified of said violation of non-conformity 7 or so years ago, but the Board turned over and the non-conformity was not followed up on at that time.*

VIII. OLD BUSINESS

Nothing to discuss at this time.

IX. NEW BUSINESS

Stephanie spoke on this, covering the details of the item(s) that follow.

- A. We have received a request from a homeowner regarding the proposed tavern in the area to inform all homeowners of this issue.

X. ADJOURNMENT

Motion and second motion received for Open Meeting adjournment, all Board Members in attendance approved, and the meeting adjourned at approximately 8:20 PM.

The Board then went into Executive Session to discuss items that were deferred.