

## OAKWOOD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

MONDAY, AUGUST 1, 2016

7:30 P.M.

WARREN-NEWPORT LIBRARY ROOM A

### MINUTES

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, Julianne, John, Phil, and Rod were present, 5 of 7 Board Members constitute a quorum. Mitch was tardy and Tina was absent. Stephanie of Fox Management was also present at the meeting.*

II. APPROVAL OF MINUTES – April 25<sup>th</sup>, 2016

*Motion and Second Motion received for approval of the minutes taken from the April 25<sup>th</sup>, 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. Mitch arrived during the President's Report.*

IV. TREASURER'S REPORT

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

A. June financial attached – All 2016 assessments have been paid.

V. POND MAINTENANCE

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

A. Management receives a weekly report with pictures from EAM with pictures.

VI. LANDSCAPING REPORT

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

A. We have used up our budget for trees for this year.

B. I have started compiling a list of owners who would like dead trees removed next year.

C. Due to an error on the part of Acres, the mulch was not installed until August. Ben Ubben, our rep, has promised that this will not happen again.

VII. MANAGEMENT REPORT

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

A. Attached is a spread sheet of insurance quotes for the property. The policies renew August 8.

*Motion and Second Motion received to accept the Insurance quote of \$3,072.00 from Farmers. Unanimous roll call vote approved the Motion.*

B. We have received a notice from ComEd stating that the agreement between First Energy and Warren Township will expire September, 2016. After that electric purchase will return to ComEd.

C. The management contract expires on October 1. Fox Management is proposing a three year contract at \$1265.00 per month. The current management fee is \$1207.50. The increase is .25cents per unit per month. This will be the first increase in two years. *Motion and Second Motion received to approve the Management Contract extension proposal with requested increase. Unanimous roll call vote approved the Motion.*

- C. ARC REQUESTS: - see attached spread sheet *Discussion deferred to Executive Session.*
  - a. 34336 Tangueray – ARC requests – decision to be made in executive session
  - b. 34407 Tangueray – ARC request – decision to be made in executive session
  
- D. VIOLATIONS:
  - a. 18481 Springwood – poor maintenance of property
  - b. 18314 Springwood – garbage cans left out
  - c. 18290 Springwood – camper parked in driveway
  - d. 34307 Tangueray - use of common space
  - e. 18427 Larkspur – poor maintenance of property
  - f. 18452 Springwood – damaged garage door

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. A request has been made to review the policy of having lattice work in windows as a requirement. *The requirement for lattice work will continue, though the Prairie look will be accepted. Windows not facing the street are not required to have lattice work.*
- b. Preparation of 2017 budget – work sheet attached. *Motion and Second Motion received for approval of the 2017 draft budget as presented, it was unanimously approved by all Board Members in attendance and the Motion carried.*

X. ADJOURNMENT

*Motion and Second Motion received for Open Meeting adjournment, all Board Members in attendance approved, and the meeting adjourned at approximately 8:15 PM.*