



## OAKWOOD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

MONDAY, OCTOBER 21, 2019

7:00 PM

GURNEE VILLAGE HALL

### AGENDA

I. CALL MEETING TO ORDER

Meeting called to order at 7:11pm. Board members in attendance were Amanda Kochenash, Sara Tumpane, Rod Jones, Donna Plage, Gary Peter, and Ron Russell.

II. APPROVAL OF MINUTES – September 9, 2019

Rod Jones approved minutes.

III. PRESIDENT’S REPORT

No report provided due to turnover in new board.

IV. TREASURER’S REPORT

A. September financial statement

Stephanie provided report stating ~\$194,000 in total assets. Most is an account earning interest, with the balance in the reserve account.

B. Engagement letter from Cantey and Associates for tax return - \$350.00

Approval postponed until new board can review at next meeting.

C. 2020 Budget approval

Budget approval postponed until new board can review at next meeting.

Reminder that assessment payments are due on 1/1/20, with 45-day grace period.

D. Any fines and/or late charges will remain on an account until paid by the owner.

Stephanie confirmed homeowners have been notified of fines.

V. POND AND COMMON AREA MAINTENANCE

a. Meeting to be scheduled with Aquatic EcoSystems.

Board approved scheduling a meeting to walk the ponds and discuss maintenance concerns with Aquatic EcoSystems.

VI. MANAGEMENT REPORT.

A. ARC REQUESTS – See attached report for completed requests

All ARC request approval postponed until new board can review at next meeting.

a. 18314 Springwood – window violation, fence request, door violation

b. 34097 Sulkey – request for AC window unit

c. 34134 Sulkey – window violation

We remind all homeowners that all changes to the exterior of the home must be approved by the ARC committee prior to work commencing.

B. CORRESPONDENCE:

34333 Tanguerey Drive – regarding common area maintenance

Board will review at next meeting.

C. VIOLATIONS

a. Any complaint must be in writing before it will be addressed.

D. WARREN TOWNSHIP

a. Notice to be posted on web site

Stephanie shared notice from Amy Sarver at Warren Township, reminding homeowners about mailboxes that need to be properly installed and in compliance, especially during upcoming snow removal season. We also discussed leaf/brand curbside cleanup services provided by Township.

Further information can be found at [www.warrentownship.net](http://www.warrentownship.net)

#### E. CONTRACT UPDATE

No updates.

#### VII. OLD BUSINESS

Rules and Regulations

Approval on Rules & Regulations postponed until new board can review at next meeting.

#### VIII. NEW BUSINESS

- Board appreciates support and ask for understanding and patience during transition period.
- Next board meeting is scheduled for 6:30pm on Tuesday 10/29. Location TBD and posted to website.

#### IX. HOMEOWNERS QUESTIONS AND COMMENTS

Board heard and discussed the following questions and comments from homeowners. Board committed to taking everything into consideration as they move forward.

Homeowner at 34312 Tangueray thanked the board for volunteering to serve on the board and to speak for the subdivision.

Homeowner at 18212 Meander questioned the reason for changing the Pond Management company.

Stephanie spoke to disappointment with response from the previous company which prompted change/

Homeowner at 18377 commented on Pond #4 and lack of service, including dead trees that were left at pond and question for a bigger/additional aerator. She also requested a meeting with board members to show areas of concern.

Homeowner at 18433 questioned proposed rules of Basketball Hoop storage and concern about ARC requests for like for like changes. Stephanie provided context of intent of proposed rules, and board committed to taking concerns into consideration when reviewing existing and proposed rules.

Homeowner at 18372 suggested a “value add” component to ARC requests where homeowners could secure advice on contractors for work. Board will review possibilities that do not jeopardize the association legally. Stephanie commented that she is happy to provide names of companies on where other homeowners have had work done, but cannot speak to quality.

Homeowner at 18455 Springwood asked for wording of proposed rule regarding dogs relieving themselves. Board read the proposed rule and reiterated that all current and proposed rules are going to be reviewed before adoption.

Homeowner at 18367 Springwood asked board to, where possible, explain intent of rule to help provide clarity.

Homeowner at 34049 Sulkey asked for clarity on proposed rule regarding parking vehicles for longer than 24 hours. Board reiterated that all current and proposed rules are going to be reviewed before adoption. He also spoke to concerns over snow being cleared along pond at Sulkey and Meander as it is difficult to access the bus stop. Board will look into responsibility and what can be done with Township.

Homeowner at 18555 Meander brought up that sump pump discharge needs to be addressed, especially in common areas.

Homeowner at 18421 would like clarity on cleanup access to common areas. Board will review.

Other items discussed in open forum:

- Pet fence proposed rules need to be reviewed
- Desire for community activities – decorating contests, block parties, community cleanup

#### X. ADJOURNMENT

Meeting adjourned at 8:21pm.