

Oakwoods Homeowners Association of Bloomington, Inc. (OHA)
Board of Director's Meeting Agenda

Meeting Date: 10-7-14
Meeting Time: 6:00 p.m.
Held at: 2510 Timberview

ITEM #1: Call to Order

ITEM #2: Roll Call

Board Members Present: Holly Cox, Jeff Stromberger, Jason Jerdee, Alex McElroy, Mike Hoff
Board Members Absent: Roger Callender
Guests: Paul Baker, Lydia Sheehan

ITEM #3: Appointments

ITEM #4: Consent Agenda

ITEM #5: Committee Reports

A. Finance:

- Alex prepared a document titled OHA Budget: October 1st, 2014-September 30th, 2015. Proposal of increasing the emergency funding by \$10,000 from \$15,000 to \$25,000.
- SIP account receives 51% of this year's receivables and then last year we added another \$10,000 from the contingency to this fund.
- Discussions about looking into bids to cut back on lawn-mowing costs.
- Discussions about giving attention to the park this year; possibly contacting Weed-Man.

B. Street Improvement and Planning Committee:

Paul met in September with Randy Kaufman about getting back out here to finish his work.

C. Welcome:

There was talk about re-vitalizing this program.

D. Block Captain:

E. Neighborhood Watch:

F. Commons Committee:

G. Speeding and Safety Committee:

ITEM #6: Assignment Reports

ITEM #7: Regular Agenda:

1. Holly motioned to take formal action to vote Roger Callender and Mike Hoff to the board. Also Holly motioned to take formal action to vote Alex McElroy as the Treasurer. Vote was unanimous to approve Mike Hoff and Roger Callender to be Board Members as well as Alex as the Treasurer.

ITEM #8: Director's Discussion:

1. Oakwoods PUD (Planned Unit Development) Update: The purpose of this document was to create a public record of the peculiar PUD agreement that defines particular responsibilities that the City assumes and other responsibilities the Association must assume. Jim Karsh responded to Paul stating "The agreements covering all of this historical information have expired." David Sage, Jason Jerdee and Paul Baker all met to discuss this issue. Paul gave the Board members an update. Overall, the PUD agreements of the future would be determined by the Board and the Association sometime in 2014 or perhaps 2015. Paul offered his willingness to continue to work on this task. His work is clerical in nature. He collects information for the Board and does everything in full and continuous consultation with Jason and others. Paul would like to research an answer to determine how unique/similar our PUD is to others within the City of Bloomington.
2. Recognizing Lydia's work over the past year to deliver papers. Lydia stated that she would continue her job as delivering the newsletters and block captains. Lydia commented that she is still receiving the Neighborhood Watch List and is going to add the other board members to receive these e-mails. Jason also said that he would forward these on to the e-mail tree.

ITEM #9: Items from the Floor

1. Discussions were held about water issues on Persimmons. The Board has proposed that we would help them remove the pump from her property because the electrical is not up to code. Discussion about putting an end-date on this. We gave a good-faith estimate and she has waited 3.5 months to present a counter-offer. Homeowner would need to sign a letter of understanding. The Board might need to consult an attorney and cc: the insurance company.
2. There have been a few cases of vandalism during the past month; two of which police reports were filed for. One case concerned paint cans which were thrown into the air at the park and later picked up by Jason and Jeff. A second case concerned BB shots at a trailer within the boat lot. A third case concerned the formation of dams across the creek at the sidewalk, expected to be the work of one or more teenagers. Efforts will be made to determine responsible parties due to the severity of damage done at the creek sidewalk.
3. Expired tags reported within the storage lot. Action item is to meet with Lynn Fisher to notify affected individuals. Related to this is the creation of an on-line registry (suggested last year) which needs to be executed.
4. Proposal for the creation of a dedicated storage lot improvement fund established through the collection of a possible usage fee (say \$50 per year) with a matching fund from the association was suggested by Roger. The fund would be used for items such as fencing off the storage lot, motion capture cameras, etc.
5. Storage lot improvement idea: lay down a coat of oil then cover with this summer's millings from the Persimmon road improvement project. Proposal is expected to create an asphalt-like surface for under \$1000. To be added to next month's board agenda.

ITEM #10: Adjournment

Meeting adjourned at 7:31 p.m.

Next meeting is Tuesday November 4th, 2014 at 2510 Timber View at 6:00 p.m.