

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

Meeting Date: 11-04-2014

Meeting Time: 6:00 p.m.

Held at: 2510 Timberview

ITEM #1: Call to Order

ITEM #2: Roll Call

Board Members Present: Jason Jerdee, Jeff Stromberger, Mike Hoff, Roger Callender

Board Members Absent: Holly Cox, Alex McElroy

Guests: Christine White

ITEM #3: Appointments

ITEM #4: Consent Agenda

ITEM #5: Committee Reports

A. Finance:

Christine provided a printed account delinquent list. There are presently 13 homes listed with 2 of them in process of foreclosure. A proposal from the floor was discussed to provide payment plan options to help owners reduce their outstanding lien amount – no vote taken. A subsequent question of whether or not seeking a retainer for legal assistance for amounts exceeding \$1000 would be a good idea.

B. Street Improvement and Planning Committee:

C. Welcome:

D. Block Captain:

E. Neighborhood Watch:

F. Commons Committee:

G. Speeding and Safety Committee:

ITEM #6: Assignment Reports

ITEM #7: Regular Agenda:

1. Updated provided by Jason for the 2606 Persimmon water case. An email was sent stating the position of the Board on this matter.
 - a. There are no plans to remedy the problem during the 2014-15 cycle
 - b. Electrical must be removed

- c. No action at this time regarding the pond

Mike motioned; Jeff seconded; vote was unanimous to proceed. It was also suggested an official letter stating the intent of the association pursuant.....

2. Complaint about 8 Cedar Court – New renter was moving in and there was concern regarding a large company trailer and several company vehicles parked along the street. It was decided it is likely the equipment was being used for moving in and the situation should be regarded as a “welcome to the neighborhood” scenario.
3. Welcoming Committee – Ask Paul Baker if he would be willing to take on the role.
4. Neighborhood Party – It was suggested to ask a local food truck or bus (or maybe three) to set up shop outside of the park. Have some live bands, basketball tournaments, or other activities to help neighbors meet each other. All were in favor of pursuing the event. Follow up on this topic in April/May with a potential date for end of July. We will need to create interest throughout the neighborhood and determine if there are any other logistics which need to be considered.

ITEM #8: Director’s Discussion:

1. Annual Audit – The last audit was performed in 2008 by Karen Krolecowski. The Board needs to setup some procedures. It was decided to delay until Alex could be present to weigh in. Last year, Paul Jefferson offered an informal audit at \$1200. It was suggested to consider his services for tax preparation as a registered agent. Jeff motioned to use the services of Paul Jefferson, Roger seconded. Vote was unanimous. The Board will select a committee for review and follow up with Christine regarding the procedures that will be utilized. Christine will hand over the materials for review to the committee.
2. McLean County Asphalt has not been through to perform the pre-winter maintenance. Mike motioned to follow through with the services before the snow falls. Jeff seconded. Vote was unanimous.
3. Christine announced this will be the last year she will be able to service as the Financial Manager, due to other obligations. She has a couple of people who would make good candidates for consideration. Board requested those interested provide a resume for consideration.

ITEM #9: Items from the Floor

1. Request estimate to pave with a light coat of oil. Trim around edges and install chain-link fence. Install a gate and potentially determine if possible to lock.
2. Request estimate for weed control at the park. Mulch still needs to be moved. Decision to keep the current mowing contract. Volunteer day in early spring for park cleanup. Need to keep an eye on the new culvert to make sure it is kept clear of any obstructions. Seek removal of the electrical junction box.

ITEM #10: Adjournment

Meeting adjourned at 7:40 p.m.

Next meeting is Tuesday December 2nd, 2014 at 2510 Timber View at 6:00 p.m.