

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

Meeting Date: 7/7/2015

Meeting Time: 6:30 p.m.

Held at: Oakwoods Park

ITEM #1: Call to Order

ITEM #2: Roll Call:

Board Members: Mike Hoff, Holly Cox, Jason Jerdee, Jeff Stromberger

Absent: Alex McElroy, Roger Callender

Guests: Erin Bradshaw, Lynn Fischer, Dave Monk, Barry Hockensmith, Stephanie Klingele, Jane Swaney, Troy Orr, Carla Orr,

ITEM #3: Appointments

ITEM #4: Consent Agenda:

- A. June 2nd, 2015 Meeting Minutes: Holly motioned to approve as printed. Jeff seconded. Vote was unanimous to approve the minutes.

ITEM #5: Committee Reports

A. **Finance:**

B. **Street Improvement and Planning Committee:**

We paid the inspection fee for the third phase of the Persimmons street project going on.

C. **Welcome:**

D. **Block Captain:**

E. **Neighborhood Watch:**

F. **Commons Committee:**

ITEM #6: Assignment Reports

ITEM #7: Regular Agenda:

- A. Provided the guests with an update of a water issue with a current homeowner:

Background: There is a resident in the neighborhood that has been complaining for years about the water build-up in the backyard. The previous homeowner assured her that the Board would fix it. The previous owner built up a huge area and put in a sump pump. The sump pump failed and the new homeowner tried to bill the Board. Then, it became an issue of is it the homeowner's water or the Board's water. Previous boards have tried to make a deal

with this homeowner but no consensus was given. In the spring we got a call that the water is endangering her property but the Board disagrees with this claim. The board has two options 1. Put a sump pump in the homeowner's backyard and cover the costs and be done with it. 2. Force the homeowner to deal with the issue independently. 3. Restore the common grounds and raise the ground enough to help alleviate this problem (Williamson came out and took measurements and was preparing to put in tile but there is 4 inches of fall so the water wasn't going to move and that was going to cost \$8000). Our insurance told us that we cannot have any electrical association on common grounds. Our Board asked that she turned off the electrical and this Spring it was on. At times it is off. The homeowner will not remove the electrical until the Board takes care of it. The current Board has given her a proposal and informed her that there could be a new Board starting in September.

Discussion: It is our responsible to make sure our common areas are risk-free. A neighbor said to fix the common area and let her deal with her yard. The homeowners issue should be with the former homeowner.

-Another suggestion is to look at if the water is coming from the business that is around that area.

-Our insurance company's recommendation is to fill in the water pit behind the property because of the electrical that is out there. We are working on getting it in writing with our new insurance company that we have no liability with the electrical because we told the homeowner to get rid of it. Additionally, we still have drowning hazard.

-What if we took a back-ho to create a ditch back there. Then clean out the ditch every 5-6 years.

-Take 2-inch pvc pipe and glue it how every many feet so that it is going downhill. This would be a temporary fix.

-Aqua cubes or aqua blocks that have webbing of hardened plastic. Basically it is used for rain water collection and it could be used as a dry well. Put fabric over the top and dirt on top of that in which you would not see the water on the surface. It is a more expensive option (not \$8000) but it is an option that will keep the water subsurface and no one will see it. A board member is going to look into sizes and prices.

B: "The river" has tore up the path. There are two small projects and Williamson gave us a quote for two independent jobs and he said it would cost extra if we did not use both jobs because he is splitting equipment costs.

What we are looking at is a bid from Williamson to install a concrete drain at the end of Lakeview Dr. that will then go through a 24-inch pipe to the other side of the barrier, ride a pipe to the stream to basically prevent any further erosion in that spot. As part of that he is going to knock off the ridge at the end of the street so the water will go straight to the drain and he will rock around it. For this part of the job it was quoted as \$4785. The other part of the job is to bring is some 8-tons of oversized aggregate and he is going to bring it along the stream bed and try to stabilize that path so it does not wash away. He included the machinery in this cost \$1850. When you combine these two it is \$6635. There was consensus that this would still not alleviate the problem.

From the commons standpoints there are about \$8000-\$9000 left. There are still some tree expenses for the park that will be coming out of this budget because there are four trees with ash bore and one that is dead.

A board member presented a concern with this \$6700 solution will not solve this problem. He said go the surface route and fortify the top of the trail where it is washing off and wipe off the hump on Lakeview and try to go as low budget.

ITEM #8: Directors Discussion:

A.

ITEM #9: Items from the Floor

A. Boat Lot Discussion:

Updated Tags Discussion:

If we did not regulate the tags, there is concern that it would become a "dump yard" and that by requiring up to date stickers it helps avoid this situation.

The city ordinance is that you cannot have unregistered vehicles outside of your own residence so it makes sense

Spoke about what should be the expectations when people do not have up to date stickers.

A problem that has been in the past is that it was hard to keep up to date information about who was using the boat lot.

Access to the lot: Doing it proactively instead of reactively. Maybe only give keys to people who register?

Discussion about leaving the chain down? The overall feeling of the group was that it isn't a big deal to leave the chain up.

How much does this group want to become a governance body? A neighbor provided some advice to not sweat the little stuff such as the boat lot. Rather we should spend more time on the roads, the common grounds and the major violations. At the end of the day it is an empty lot. The neighbor suggested to provide a grace period of perhaps 6 months and then if the stickers are still not registered, then they will be towed. Additionally, it was recommended that the Board provides some leniency before sending out violations for boats in the driveways. The concern was for boat owners that are trying to clean their boat which could take several days depending on the weather.

Final Thoughts:

A proposal was made to designate a month for boat lot clean-up. At that time, if boat stickers are not registered then it will be towed. April is the month that stickers need to be renewed for trailers and boats and Pop-ups and RVS are December. A suggestion was made to make it the same as when the dues are due (July 15th).

Other suggestions were provided as to how to further communicate this deadline. Possibilities include laminating a sign at the boat lot, signs at the front of the neighborhood, letters sent in the dues statements. Perhaps if boat lot users were required to fill out a form and send it in with their dues once a year to make sure information stays up to da

Trash Discussion: A suggestion was made to communicate either via the e-mail tree or a newsletter that there is now bi-monthly pick-up for junk. People should not be leaving large items on the street for many weeks. Perhaps we could have them call Public Works for the next assigned pick-up date. It is a city ordinance violation that you are not supposed to leave it out for over 24-hours.

ITEM #10: Adjournment

Meeting adjourned at 7:17 p.m. Next meeting is August 4th, 2015 at Park at 6:00 p.m.