

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

Meeting Date: 7/13/2016

Meeting Time: 7:00 p.m.

Held at: 2510 Timberview Dr.

ITEM #1: Call to Order

ITEM #2: Roll Call:

Board Members: Mike Hoff, Holly Cox, Jason Jerdee, Jeff Mroz, Sandy Dorrell

Absent: Tyler Cox, Troy Orr

Guests: Erin Bradshaw, Jeff Stromberger, Janet Seng

ITEM #3: Appointments

ITEM #4: Consent Agenda:

- A. Jason motioned to approve the June 2016 meeting notes. Jeff seconded. Vote was unanimous.
-

ITEM #5: Committee Reports

A. **Finance:**

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

We need two people to contact the Board addressed to Holly Cox from the Street Improvement and Planning committee to serve for the upcoming year.

Paul Baker presented bids from McLean County Asphalt for Juniper. "At our SIP meeting last month we decided to ask Randy Kaufmann for three ways to bid the work of resurfacing Juniper... Here are the options:

Option #1: Do all of Juniper this year (2016) for \$39,435

Option #2: Do all of Juniper next year (2017) for \$40,618

Option #3: Do North part (2016) for \$24,022 and South part (2017) for \$19,493; total of \$43,515

Option #4: Do South part (2016) for \$18,925 and North part (2017) for \$24,743; total of \$43,668

Doing the whole street in 2016 is our cheapest bid.

The Board discussed we have \$64,289 to work with and we were going to reallocate the \$10,000 from the contingency fund which would give us about \$74,000. Jeff motioned to approve option #1. Mike seconded. Vote was unanimous.

Next year we can then start accumulating money for larger projects for the upcoming years but we also wouldn't be short to cover winter wear and tear.

C. **Welcome:**

D. **Block Captain:**

E. Neighborhood Watch:

F. Commons Committee:

Park maintenance: There are a lot of differing opinions on what to do with the playground...

- To mulch or not no mulch?
- Leave as is?
- Truck in sand?
- Rubberized mulch?
- Rope off area and chemically treat?
- Try to dig out thistles?

Due to the number of issues it was decided to form a Park Committee to address the condition of the playground area and park. If anyone has further thoughts and/or is interested joining the committee please contact the Board. A future volunteer day will be scheduled to assist with completion of the tasks at hand. If there are people that are focused on the playground we can re-visit organizing a commons committee to not only address the parks current concern but also maintain a more permanent solution. Jason is going to send a notice through the e-mail tree.

ITEM #6: Assignment Reports

ITEM #7: Regular Agenda

A. Storage lot maintenance:

1. Found some appliances, tires and other junk hidden away along the East edge. We will speak to this member.
2. There is a large tree up-rooted by last winter's storm. The tree is still alive, however it is leaning over. Should we proceed with removal of tree or let it grow in its current state? Mike suggested to call Bierbaum for an estimate for removal.
3. There is a renter parking several items within the lot. Does the use of the storage lot extend to renters within the association, or to only homeowners? The sign says members and the covenants define members as someone who pays dues. There are at least 7 different items that this renter is storing. In the by-laws, it says you cannot run a business. The Board will mail a letter in regards to the covenant violations.
4. Millings from Juniper work could be put into the Storage Lot which would require people to move their stuff out of the lot temporarily. Once the dates are verified we will contact Boat Lot users. Do we want to invest the money/time to paint lines on the lot? Perhaps just invest in cans that spray lines.
5. We can have Joe Bierbaum look into the brush growing in the lot.

6. Our current Storage Lot coordinator is not interested in continuing this role. Jeff Stromberger is interested in pursuing this role.

ITEM #8: Directors Discussion:

- A. **September Election:** Jason sent out an email tree including a notice for the September Election. Holly is the primary contact for the Board candidates. E-mails need to be received by August 1st.
- B. **Legal items:** Homeowners with outstanding amounts owed to the subdivision, for back dues, are effectively in breach of contract. After meeting with legal council on the matter, Jason received a "letter of engagement" from Carrie L. Haas who is willing to represent the association. If approved, she will mail a letter to the members informing them of the Board's decision to initiate legal action. If the homeowners fail to respond the Board has rights to foreclose on the lien. The costs of legal fees are covered within the Association Bylaws and would therefore be added to the amount owed. Jeff motioned to approve to have Carrie L. Haas to mail two delinquent members a letter. Mike seconded. Vote was unanimous.

ITEM #9: Items from the Floor

- A. The fees for the closing letter. There are \$30 if it's a rush job, \$15 if it is more than two weeks out. Some people refinance and all people want is a copy of the invoice. In Erin's position she has been able to provide turn around in a day or two, whether they need it in immediately or in twenty days. Erin believes there isn't really a difference between the two prices and proposed the following:
- a. If they can wait more than three business days, there will be no charge
 - b. If they need it within three business days, it will cost \$30

This "rush" fee is meant to encourage members to provide advanced notice rather than waiting for the last minute to request the letter. Holly motioned to approve. Jason seconded. Vote was unanimous.

- B. The BPD is still willing to work with OHA with the speeding situation. Dave Sage specifically can be a contact person. In one case, earlier in the month, we had a successful intervention of a speeder within the neighborhood.
- C. There is a complaint about someone using the new sidewalk on a motorbike. "Friends of the constitution trail" was recommended to help put up a sign that says no motor vehicles. Additionally, people can contact David Sage and the BPD.

ITEM #10: Adjournment

Meeting adjourned at 8:23 p.m. Next meeting is 2nd Wednesday of the month, August 10th, 2016 at the park. If inclement weather, meeting will take place at 2510 Timber View Dr. at 7:00 p.m.

