

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

Meeting Date: 11/9/2016
Meeting Time: 7:00 p.m.
Held at: 2510 Timberview Ct.

ITEM #1: Call to Order

ITEM #2: Roll Call:

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

Absent:

Guests: Erin Bradshaw

ITEM #3: Appointments

ITEM #4: Consent Agenda:

- A. Holly motioned to approve the October minutes and Jeff Stromberger seconded. Vote is unanimous.

ITEM #5: Committee Reports

- A. **Finance:** See artifacts. There are 11 delinquent accounts with 1 large account. 10 new liens will be filed shortly.

The properties are as followed:

- 2508 Timberview
- 5 Lakeview
- 1 Yew
- 2206 Woodhavens
- 16 Timberview
- 2007 Juniper
- 2004 Juniper
- 4 Timberview
- 2308 Woodhavens
- 19 Palm Ct.
- 2006 Woodhavens

Jason motioned to approve the budget revisions. Holly seconded. Vote was unanimous.

- B. **Street Improvement and Planning Committee:** Mike is going to convene the street improvement committee, especially in March.

C. **Welcome:**

D. **Block Captain:**

E. **Neighborhood Watch:**

F. **Commons Committee:**

a. **Storage Lot:** The white van is removed from the Boat Lot.

G. **Playground/Park:** Spring/park maintenance: As far as the mulch is concerned, the playground committee has not met yet. Some information was received from the Normal Parks. Rader Family Farms, of Bloomington-Normal, is using recycled tires and got it for about the same price as wood. Woodchips was voiced as a preference. In regards to the thistle and weeds, it was voiced as a preference to not spray in an effort to maintain a chemical-free park. Jason said he would set up a meeting with the Parks committee. Due to work schedules and time of year it was suggested to hold the meeting on a Saturday sometime in December.

ITEM #6: Assignment Reports

ITEM #7: Regular Agenda

1. A couple months ago a drainage tile along the west edge of the property behind 13 Yew Court was found to have separated during the heavy rains. Jeff called Dave Sage and was put into contact with Jim Carge. At first he said they were going to take care of it but they stopped working and called out a survey crew that said it was Oakwoods problem not the cities problem stating OHA is responsible for the runoff water and the city is only responsible for the drainage systems. OHA is responsible for cleaning out the culvert. Since the city already has the equipment at the location they proceeded with moving the tile back into place.

We are probably going to have to look into someone getting us a grate for the inlet where the lazy river ends. A hole was punched into the tile within the former lake bed. With the heavy rains rock and large branches were washed into the tile and caused a blockage at the end of the pipe.

The Board must follow up with the renegotiation of the city service agreement which was found to have been expired for many, many years. "The Special Relationship between Oakwoods and the City document" (see artifact).

Table 1: Municipal Services Provided by the City:

Full Support from the city

The city agrees to maintain:

- a. Sanitary sewer
- b. Storm sewer
- c. Water system
- d. Street signs

- e. Street lights
- f. Fire hydrants

The city agrees to provide:

- g. Snow removal
- h. Salt for ice on streets
- i. Garbage and trash disposal
- j. Police patrol & traffic regulation enforcement
- k. Neighborhood watch
- l. Emergency support from Fire Department

Mixed Support from the City

While the City maintains the storm sewer system, the City will not cover costs of new storm sewers. OHA covers initial installation costs and the City covers all maintenance costs thereafter.

A mixed case for street signs. The City provides engineering services for feasibility of signs, but OHA reimburses City for original installation of street signs. Thereafter City maintains the street signs.

Oakwoods has private streets, but the City will provide limited field work to evaluate the condition of the streets every three years.

No Support from the City:

OHA agrees to maintain:

- a. Streets (repair and resurfacing)
- b. Park and commons grounds
- c. Storage lot
- d. Playground
- e. Tree removal in out lots
- f. Surface water system in commons areas (Oakwoods stream)

ITEM #8: Directors Discussion:

1. Tree removal: Joe Bierbaum will take care of the tree in the storage lot and there are two dead trees leaning over Woodhavens that will also be removed for a low cost of around \$700.
2. A neighbor wanted assistance in discovering where the property line is. It was recommended to use a metal detector and/or contacting a surveyor.
3. Mike Hoff presented a set of quotes from Grieder for "spaded park grade trees" as follow up from the previous Board's discussion in October. A motion was made by Jeff M for purchasing 5 trees from Grieder, at \$225 each, in an effort to replace trees which were removed due to the Emerald Ash Borer infestation at the park. Jeff S seconded. Mike sustained for conflict of interest. The vote passed unanimously with the remaining board members.

ITEM #9: Items from the Floor

- A. State Farm does the "Good Neighbor Grant" where State Farm employees donate 40 hours of their time per year and received \$500 dollars. There are currently three State

Farm employees on our board. Additionally, you do not need to live in OHA, those outside of our neighborhood.

- B. Sometimes Friends of the Trail gives out bike racks for free so we could use this for the park.
 - C. There was a request to have dues optional for electronic payments.
 - D. Jeff is going to look into the feasibility of sales of commons ground around the border of the association.
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ITEM #10: Adjournment

Meeting adjourned at p.m. Next meeting is at p.m. on December 9th at 2510 Timberview.