

Oakwoods Board of Directors Meeting
Tuesday, January 14, 2020

Item #1- Call to Order

Item #2- Roll Call

Attendees: Board Members- Jeff Stromberger, Sandy Dorrell, Megan Brunner,
Paul Baker, Matt Nichols
Other Members- Erin Bradshaw (Financial Manager)

Absent: Board Members- John Stear

Item #3- Treasury Report

- A. The treasurer was absent, and statement information was sent via email to Jeff with bank balance information. No major transactions occurred.

Item #4- Boat Lot Update

- A. Megan reached out to three companies for bids on the the boat lot driveway, and only two of those companies have responded. Those companies are McLean County Asphalt (MCA) and Road Doctor. MCA quoted \$9,890.00, and Road Doctor came in at \$9,768.00. Discussion was had regarding whether to seek out additional bids for doing the driveway in concrete as opposed to asphalt, which could be a significant price difference. MCA does not do concrete, but Road Doctor quoted \$21,322.00. Megan will speak with Brian who is fully insured and independently contracted to see the best bid we could get for the concrete option. There will be no voting on the driveway until more research has been done.
- B. For the lot itself including striping, McLean County Asphalt quoted \$2,200.00. They will grade the lot for proper drainage. More information is needed on their method of grading before we make a final decision. The other bid given was for around \$20,000.00, which is significantly higher based on the higher quality materials that would be used. Megan

will gather more detailed information from McLean County regarding us selecting higher quality millings at an affordable price.

Item #5- Park Update

- A. Mike Hoff from Penn rebutted Bellas Landscaping quote. He stressed that unless a weed barrier was laid down (nine inches under the surface), that we would still have issues with the thistle coming back up through the mulch. He said that Preen herbicide would not fix this issue. Since the weed barrier would be installed so far down, there would not be a safety risk of children at the park digging it up. This method has been used on other projects around town (at ISU for example), and has proved to hold up very well. Mike was able to discuss the previous bid with his manager and lowered it to \$21,560.00, which ends up being lower than Bellas.
- B. Paul motioned to revote and use Mike Hoff at Penn to do the work at the park. All were in favor. Jeff will notify Bellas that we have had a change in direction, and he will sign the contract with Penn.

Item #6- Covenant Violations

- A. A number of residents have inquired about enforcing the covenants because several violations are being made around the subdivision. Steven Ambrose has agreed to work with Troy Orr to review the covenants and give feedback.

Item #7- Budget

- A. Erin created a more detailed budget per request of the board, and presented it at the meeting.

Item #8- Executive Session regarding Financial Manager Position

- A. All board members participated in discussion regarding whether to keep or remove the financial manager position based on several different factors, including the bylaws.

- B. Paul Baker presented the “6 Functions and 18 Tasks” of the treasurer, manager, and accounting firm that were used to create the financial manager position. Paul moved to make a full review of the original functions and tasks. These responsibilities will now be assumed by the board. The financial manager position will be terminated on February 29th, 2020. Jeff seconded the motion, and all were in favor.

Item #9- Adjournment

- A. Meeting adjourned at 8:12 PM. Next meeting will be 2-11-20 at 6:30 PM.
Location: 2018 Woodhavens