

Oakwoods Homeowners Association Board Meeting

May 25, 2021, Park Pavilion

Attendees: Board Members: Paul Baker, Jeff Stromberger, John Stear, Sandy Dorrell, Lydia Sheehan, Tina Eades

Residents: Gloria Stear, Darla Stroyan, Brad Cotton, Andrew Eich, Sharon A Baker, Matt Nichols, Jason Brown

6:32 Call meeting to order.

6:32 Words of Thanks

To all those neighbors who took the time to speak with Tina and Paul about Advisory Council and to Meranda Simmons for taking minutes at April 27 meeting

6:32-6:35 Approve minutes of April meeting - Lydia approved, John seconded; vote was unanimous from the rest of the Board members

John gave the Nicor Storage Lot Update - they are making progress. Foreman advised they should be finished the 1st week of June. They did not have to cut into the neighbor's yard, which is a great thing.

6:35-7:30 Treasurer's Report

Information about budget and unpaid dues:

Past due dues: There is only \$723 still not paid that does not have a lien on it. These are set to be paid off when the resident receives their tax money.

June 7th is the closing date for the home with the \$6,295.06 in unpaid dues. After this is paid, there will only be 4 liens still unresolved.

Lydia provided the most up to date list of checks written since October 2020.

Lydia indicated the updated budget is in great shape. There will be an upcoming bill from McLean County Asphalt for around \$30,000.

Our budget is \$228,000. Street Fund has \$64,939. As a reminder, half of the dues go into this. There has been \$7,000 from this year's association dues payments so far this year.

Three action items: QuickBooks, Purchase new computer, Heartland Bank financial services.

The 2021 Homeowners Association Dues letter should be going out the 1st part of June. Lydia will have these printed and folded at a printer. She has asked a college student to help with stuffing the envelopes as well as create a flyer for an insert, informing the subdivision of the upcoming feature of an online payment system starting next year. She will pay this student \$15.00 hr. from the \$2,500 allocated for Administrative Assistant to Treasurer. This met with opposition from some of the board members.

There was lengthy discussion surrounding the Financial Manager/Treasurer – System update *proposal*. This revolved around the purchase of QuickBooks Plus online version; purchase of a

laptop for the Oakwoods Homeowners Association Treasurer use; and Heartland Bank charges for online payment system setup and maintenance:

Paul asked each member to give their opinion on the proposal:

Jeff – agreed to all but the QuickBooks version

John - agreed to all but the QuickBooks version

Tina – in favor of all

Sandy – applauded Lydia for all her work; in favor of all

Paul – he is ready to move forward; in favor of all

Lydia – in favor of all

The decision was made to move forward, subject to review of the QuickBooks system and the computer system, to determine if there is a lessor priced option.

7:30-7:35 Update on SIP street projects – no report – waiting on final plans from Farnsworth.

7:35-7:45 Formation of Safety Committee – letter in file as permanent statement of record (attached at the end of the minutes)

Question: What about speed bumps and speed humps in Oakwoods?

- Matt Nichols is not a fan of the speed bump. He feels most of the residents are the issue.
- Gloria Stear likes the idea of speed bumps, but also doesn't really know what the answer is.
- John Stear requests if you have a neighbor that speeds, ask them to slow down!
- Scott Duvall, friend, he could be used as a consultant for a traffic study/traffic calming.

7:45-7:55 Update on proposed Advisory Council

- Paul has conducted about 20 interviews, 40 is the goal.
- All Board members officially invited to attend meeting in the park on June 24th (Thursday)
6:30

7:55- -Open Time – OPEN FORUM FOR OHA MEMBERS

Meeting adjourned at 7:55.



SafetyCommittee.d
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