

Oakwoods Board of Directors Meeting

Tuesday, June 29, 2021

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

Resident Attendees: Cody Stultz, Kim Smith, Melody Jameson, Darla Stroyan, Susan and Jack Wood, Johnny James, Andrew Eich, Brad Cotton, Chris Jameson, and Guy Christine

Meeting was called to order at 6:33

Giving Thanks To:

John Stear for serving on the Board for this year and past years

Tina Eades for all her extra effort time and energy to support Advisory Council project

Approval of May minutes – Lydia Sheehan motioned to approve the minutes; Sandy Dorrell seconded. Motion passed and approved unanimously.

Treasurer's Report:

- Two more homeowners have paid their past dues in full.
- There is one homeowner who has not kept up with a payment plan, so a certified letter will be sent, and a lien placed if the dues are not paid.
- At the beginning of October, 2020 there was \$21,600 in outstanding dues. As of this month, we are down to \$2,369.32 left to pay. We applauded Lydia's hard work and all she has accomplished.
- QuickBooks has not been purchased yet but that will be done sometime soon.

First item of new business: John Stear is preparing to move out of Oakwoods. Paul spoke to Andrew Eich about replacing John. Andrew has agreed to serve on the Board. Paul recommends Andrew as replacement of John. Paul asks Board to take formal action on this request. Paul Baker motioned to have Andrew Eich as a replacement for John Stear. Lydia Sheehan seconded the motion. Motion passed and approval from the board was unanimous. Andrew will officially start his new role at the end of the regular meeting. Other members of the Safety Committee are Jeff Stromberger, Meranda Simmons, and Cody Stultz

Second item of new business: Paul presented the statement approved unanimously by charter members of the Advisory Council at their first meeting on 6/24/21. This statement defines the functions of Advisory Council:

“The Advisory Council is a group of volunteers officially authorized by the Board to serve two critical functions: (1) provide oversight to the work of the Board and to other OHA matters that demand Board attention in accordance with the Covenants and the By-Laws, and (2) when appropriate, provide support in those cases where help could be identified by a larger network of OHA members. Help is provided in those cases where important tasks exceed the capacity of the volunteer Board to take needed action. An Advisory Council performing these two functions will help to build a stronger and more effective Oakwoods Homeowners Association”.

Brad Cotton was pleased with the number of people that attended the meeting. He was happy with the young people attending and felt many people were interested in the council.

Paul asks Board to approve the formation of the Advisory Council. John Stear motioned to approve the formation of the Advisory Council; Sandy Dorrell seconded. The remaining Board members approved unanimously.

Paul indicated the meeting to be held on July 13 will be an authorized group with real focus on where to go next.

Third item of new business: The SIP Committee recommends approval of two bids (McLean County Asphalt & Stewart Concrete) for the drainage project on Cedar Court. There was not a representative from the SIP committee in attendance. Paul indicated the work to get to this point had been ongoing for about 9 months.

Paul reviewed the Cedar Court project. The same contractors did the work on Persimmon and did a good job. This is a long- term investment. We have spent more money on repairs to Cedar Court vs. the rest of the subdivision. Approximately \$60,000 in the last ten years.

Jeff expressed concerns that we would have high quality work and therefore we needed additional bids.

Cody Stultz asked if there is a reason why we can't get more bids.

Andrew Eich felt we did not have enough money in the budget. Paul indicated we have \$170,000 in reserves after the deposits for June. We don't have to wait for the new money coming in. We divide dues in half and half go to the street improvement budget.

Paul said the cost would be \$75,275 for two contractors – McLean County Asphalt and Stewart Concrete. We have a lot of surplus money coming in.

Cody Stultz asked who was responsible for the roads – Snyder (no), Bloomington (no). The subdivision is responsible for the roads.

The discussion turned to speed bumps. Cody is concerned about speed bumps – there are three families in a two-house radius on Woodhavens with special needs children.

John Stear indicated speed bumps are a grey area with the city. They will not plow our streets with speed bumps in place.

Paul said the Safety Committee can have an emergency meeting for this topic within the next two weeks.

Cody indicated he wants more than a discussion – he wants the money to get the work done.

Paul gave his word of honor the meeting would be held within two weeks and acknowledged all were welcome to attend. The July 13 meeting would be combined with the Advisory Council and the Safety Committee. There are 3 categories of reserve money: \$50,000 emergency, \$68,000 in contingency funds and \$69,000 in street funds.

Johnny James asked why we don't stop the project on Cedar and work on speed bumps now.

Darla Stroyan suggested making a list of where the speed bumps should be placed. A map was sent around the pavilion and circles were marked, indicating where they should be placed.

At this time, Paul indicated we would have the discussion on the water problems and then adjourn the regular meeting.

Guy Christine has lived at the bottom of the cul-de-sac on Timberview for about five years. The easements (sidewalk paths in between houses) are supposed to drain the water but that's not working in their area. Paul said there is \$800 in extra stone available for Guy to use to address the problem. Paul had a water problem behind his house, and he spent \$5,000 in his back yard to build a creek bed. Guy asked whose responsibility is it to take up the asphalt on the pathways. Paul will look into the answer but feels we can solve the problem.

Andrew mentioned the drain on Woodhavens. We need an engineer's guidance.

Water coming underneath the street is the city's responsibility. Surface water problems are OHA problems.

Paul asked for a list of surface water problems:

Guy responded the common area between Timberview and Woodhavens and Timberview and Juniper.

Cody – Edgewood and Woodhavens

Jeff indicated Irene Sheehan has water issues at the corner of Woodhavens and Persimmon.

At 7:38 the topic switched to speed bumps and humps.

Jeff suggested we focus on the Main Loop and 1 or 2 on Juniper

Cody said when Woodhavens was repaved 2-1/2 years ago is when it really got worse. He has speed bumps in front of his house. People tend to take it out on him for the bump being there. Cody indicated speeding cars has been a 30-year issue. He parks his cars in the street to slow drivers down, but it doesn't help.

Jack Wood stated he and his wife Susie were walking on Woodhavens where they were almost hit by a car going too fast. Susie said something and the man leaned out and yelled obscenities at her.

Another time they were walking with their dog on Timberview, going up the grade and walking on the right side of the road. a car came into the wrong lane and almost hit them.

Cody, Guy, and Jeff all mentioned a Black Tahoe with handicap plates whose owner lives in the subdivision and drives way too fast.

Brad Cotton suggested we take down the 25 mph speed limit signs and put up 15-20 mph signs. Jeff indicated Bloomington police only recognize a 30 mph speed limit in subdivisions.

Paul indicated we need to decide if we want speed bumps or speed humps.

Andrew will be taking over as Safety Committee Chair from John. Paul said the committee will have an initial budget of \$25,000 for speed bumps (or humps), in addition to purchase a storage shed to be located in the boat lot to store the bumps in the winter. The Safety Committee will bring their specific findings to the July 13 Advisory Council meeting.

John suggested the storage shed be 10x12. We will also encounter installation and removal charges. Lydia indicated that could be a line item every year that is added to the budget.

Lydia moved to approve a beginning budget of \$25,000 for the Safety Committee to speed bumps and a storage shed. Jeff Stromberger seconded the motion. Motion passed and the board approved unanimously.

Paul motioned to hire David Lamb, who is an expert in his field, to return and reevaluate our surface water damage. Jeff mentioned Neil Finland. Paul said they would evaluate the erosion in the rocks. David charges \$60 an hour. Sandy Dorrell seconded the motion to hire David Lamb. Motion passed and the board approved unanimously. Paul will contact him tomorrow.

Johnny James asked if the rumor of the association dues being increased was true. Paul said he is not sure where that rumor was started but it has never been discussed in a board meeting this year and does not see it happening in the foreseeable future.

Meeting adjourned at 8:08 p.m.