

Oakwoods Homeowners Association Board Meeting Minutes
November 30th, 2021

Board members present: Paul Baker, Andrew Eich, Lydia Sheehan, Erika Osbeck and Danna Henline. Tina Eades attended via Zoom.

Advisory Council members present: Brad Cotton, Tamara Deterts, Kevin Holmes, Jane Swaney and Steve Ambrose. Nikki Lewis attended via Zoom.

Residents present: Kathy Britnell and Seth Deibert.

Meeting called to order at 6:30pm

Copies of the agenda and proposed budget were distributed

Paul gave words of thanks to Danna for serving as substitute secretary, Kevin for investigative work on drainage issues in common areas, Jeff Stromberger for agreeing to stay on as manager of the storage lot, Brad and Nikki for their leadership of the advisory council.

Paul has reviewed the recommendations of Erika and Danna in removing and replacing the two dead trees, one each in the park and along the path where Persimmon meets Timberview. \$150 for Becker Tree Service to remove the dead trees, \$438 for Growing Grounds to plant two red maples, total cost of \$588. Lydia motioned to approve the project, a small grey mouse attempted to second the motion but scurried off when they discovered their dues were well past due, Steve Ambrose then seconded. Motion passed and approved unanimously.

Lydia gave a report on the proposed budget. The bank balance was adjusted to reflect bills paid in October which were part of the previous year's budget as well as checks that have been written but not yet cashed. This properly reflects the actual fund available for this year's budget. Lydia also stated there were also a few liens filed in November.

The floor was opened for questions pertaining to the budget.

Andrew inquired if the \$6,000 for mowing was sufficient. Paul stated that we have a contract with a flat weekly rate which is about \$175 per week. The contract for the upcoming year does need to be negotiated and Paul will work on that soon.

Paul continued to give a recap of the various budget line items stating that the largest portion of our budget goes to maintaining our streets. New for this year are the street safety and social event categories.

Kevin inquired about the \$8000 allotted for the storage lot. Paul advised that the driveway was built improperly causing drainage issues into a neighbor's lot. When the Cedar Court project was recently in progress, 12 truck loads of millings were dumped in the storage lot (free of charge) and a limestone ledge was installed (thanks to Nicor offering their extras after a recent project). If and/or when the millings and limestone do not hold up, asphalt will need to be considered which will be costly.

Tamara asked about the chain to the storage lot as it is frequently left down. Paul suggested that anyone who sees it down puts it back up as it serves a purpose of deterring entry by those who don't have anything stored there. Steve suggested sending a reminder note to those that use the lot.

Andrew asked if there were specific plans for street repair. Paul reported that at a Nov. 16th meeting this was discussed. The focus this year will be on preventative measures including N Woodhavens, Cedar Court, and Persimmon which could equal upwards of \$40,000. Funds are also estimated for potholes and hot asphalt strips in the amount of \$25-30,000.

Brad reported on the Social Events category. They arrived at the amount of \$3100 by allowing \$200 to each of the 13 designated neighborhoods for a block party and \$500 for a large association party at the park. Additionally, the Advisory Council received a small number of responses from their Halloween outreach campaign but the response was positive and more volunteers were identified. It was suggested to send a survey out again with the dues as more residents may be likely to respond.

Tamara inquired about the three financial line items and what the difference was in each. Paul advised that there is a document which lays out the tasks for the various positions which can be provided. In short, there is too much for the treasurer to be solely responsible and thus the Financial Manager is needed. The Accounting Financial Services covers fees for Quick Books, online dues payments, bank fees, etc. Lastly, support to the treasurer is designated for those (usually college kids) that assist in data entry and management, i.e. updating contact information, and stuffing envelopes, mailing, etc.

Kevin inquired about a budget for the drainage management projects he is working on, even though much of it will be covered by volunteers. Paul advised that would come out of the contingency funds.

Tamara asked for clarification on the emergency versus contingency funds. Paul advised the \$50,000 emergency funds are for true emergencies and must be voted on by the board. The contingency funds are more of a backup and can be used if budgeted expenses are more than expected.

Lydia moved to vote on the budget, Jane seconded, board budget approved by unanimous vote.

Andrew gave a report on street safety. The speed sign is up, will be moved after sufficient data is collected. Speed bump has been removed, Paul and Jeff sealed the holes in the pavement. Speed humps are ordered and will be installed in the spring.

Steve inquired about the faded stop sign where Woodhavens meets Six Points Road. This is a safety concern and either we or the city needs to replace it. Additionally, the stop sign at Woodhavens and Timberview should be moved back and perhaps a stripe could be painted to indicate the correct stopping point.

Danna inquired about the covenants regarding yard signs as she has noticed more appearing. Steve suggested that the covenant was intended to restrict permanent signs promoting businesses and the like. Paul advised that small temporary yard signs are permissible.

Tamara asked all to call the city and petition for our leaves to be picked up ASAP.

Meeting adjourned at 7:48pm.