

## OHA Board Meeting Minutes

April 26, 2022

Oakwoods Park Pavilion

6:00 Call to Order

Board Members in Attendance: Paul Baker, Andrew Eich, Lydia Sheehan, Danna Henline, Erika Osback, Sandy Dorrell, and Tina Eades

Residents in Attendance: Kevin Holmes, Jane Swaney, Sharon Baker, Karen Pitts, Nikki Lewis, Cindy Pridemore, Ron Pridemore

Guests: Brandon Moore, Adam Weber, Jonathan Santiago & Family

Words of Thanks

- To Tina for taking on the task of updating the OHA Directory
- To Danna for making new signs for the Board meeting

Treasurer's Report

- Lydia indicated one resident currently listed on the OHA Aging Report has inquired about paying their delinquent dues.
- Lydia has been in contact with Jaimie from Insight CPA. Our financial review will be conducted soon. She is also hoping for some assistance with QuickBooks and how to design the on-line vs. paper dues statement.
- Lydia presented a question: there are 7 homeowners who had requested bi-annual dues payments but have not paid. The wording on the bi-annual dues indicates the first payment of \$135 is due on March 15. The second payment is due on July 15.

Action Items:

1. Next Board meeting (May 31) will be a joint meeting with the Advisory Council. It will also be the Annual Meeting of the OHA Association. Meeting will be held at Trinity Lutheran School (Commons Room). This is an official change from the earlier advertised Board meeting at the Park Pavilion. Paul would like to go on record of having the Annual OHA meeting in May in collaboration with the Advisory Council. Paul asked for a formal motion to change the location of the May 31<sup>st</sup> meeting. Danna motioned to accept the change in location; Nikki seconded the motion. Board vote was unanimous.
2. Two bids were recommended by the Street Improvement Planning Committee (SIP) for approval for funding. Kevin Holmes provided documents for these two bids, as well as information on Reclamite, which is an asphalt rejuvenator. It is a maltene-based petroleum product which has the ability to absorb or penetrate into an asphaltic concrete pavement and restore those reactive components (maltenes) that have been lost from the asphalt cement binder due to the natural process of oxidation.
  - a. McLean County Asphalt Co: Eleven potholes repaired by repaving area around potholes (mill, tack coat, and pave) Also filling other potholes with hot asphalt. Autumn included in this work. Total cost \$8,744.49.
  - b. Corrective Asphalt Materials: Reclamite Sealing of large portions of 4 streets (5,160 square yards) for \$5,676.

Both of these projects were discussed with hand-outs at March Board meeting. Total Cost for both street maintenance projects is \$14,420.49. Paul asked for a motion to accept these bids. Sandy motioned to accept the bid for Phase 1 of the SIP. Andrew seconded the motion. Board vote was unanimous.

We had two guest speakers – realtors Andrew Weber, and Brandon Moore. They were scheduled to close on a home at 23 Ivey Ct, as a rent to own. This brought concerns of compliance of our HOA Convergence Article 5, Section 1, which indicates, “Except as provided in this Article, each single family shall have at least one member that is an owner, i.e., all single-family residences shall be owner occupied”. After reviewing a letter from Brandon Moore, explaining the rent to own scenario, Paul opened the floor for questions from the Board.

- Karen Pitts asked why realtors don't know about HOA's? Paul indicated in 2011 he notified all Bloomington-Normal realtors of the change in our HOA convergence. He vows to contact every realtor office again for a reminder of this convergence.
- Danna asked if the letter being written by Brandon could include if the Santiago family would move from the home, it would be sold vs. another rent to own situation. Brandon agreed to include this information.

The board was polled individually, and each agreed to support the closing on 23 Ivey Ct. The following document was drawn up and signed by all Board members:

4/26/22

*The Oakwoods HOA Board hereby agrees that Brandon Moore of Zanturia Property Group, LLC may allow Jonathan Santiago & his family to move into 23 Ivey Court, Bloomington, IL on a rent-to-own basis. Mr. Moore is not permitted to purchase additional property in The Oakwoods HOA and must sell the property if Mr. Santiago were to move out of the property.*

Information items:

Topic #1 - For three Board-Advisory Council projects (Oakwoods Neighborhood Survey, Community Outreach Committee, Communications Committee) Nikki and other OHA leaders have adopted a new map with 13 neighborhoods. The OHA website identifies 25 neighborhoods for “neighborhood watch” and “contacts.” According to the website a “block captain” is found in each neighborhood. The website is obsolete. Most of the block captains no longer live in Oakwoods.

Topic # 2 - Revisiting the OHA Website. The Communications Committee has taken on this project. Paul has examined the content on the website with his 4 A's framework for planned change: Accept, Alter, Abandon, Add.

6:45-7:00 Open time – Open forum

Meeting adjourned at 7:14.