

OHA Board Meeting Minutes

July 26, 2022

Oakwoods Park Pavilion

6:35 Call to Order

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

Residents in Attendance: Kevin Holmes, Tammy Neuhouser, Tamara Deterts, Mary Cotton, Brad Cotton, Terry Jackson, and Jane Swaney

Words of Thanks:

- To Danna for the two signs announcing the Board meeting
- To Steve Ambrose and all the good people on the Community Outreach Committee for their fabulous work carrying out the Ice Cream Social

Treasurer's Report:

- Lydia has not written any big checks for road work as of today
- A homeowner who was on the super late list has paid off their lien
- A home is being sold for back taxes, which is a new situation for us. Lydia and Paul will be updating the lien for the correct amount and include the latest dues. Paul spent time with the Circuit Clerk learning about this scenario. We are trying to get thru without a lawyer. The value of hiring a lawyer wouldn't be worth it for what we are owed. Tamara Deters asked roughly what is owed. Lydia estimated \$700ish. Paul indicated since we have a lien, we'd be close to first in line to receive money. Lydia was served a notice of this situation because she's listed as our OHA Treasurer. She's also received a certified letter three times from an unknown source in Arizona. It's badly written but legal and serious. Officially the process ends October 31. Mid-November it goes to court and will be official.
- Two homeowners still owe dues for 2020, 2021, 2022.
- Three homeowners still owe dues for two years or more.
- There are 80 people that haven't paid yet this year. Lydia's not sure currently who of the 80 are email or paper. Lydia asked if we are ok to send a reminder. Paul indicated we are in transition and it's a struggle for our Treasurer. In the past you received a letter, and you paid by check. The question was always the same – would you please pay, and they'd write a check. Now we don't know who is on-line and who is not. We don't know how many people are receiving digital but didn't. We will be sending reminders to all that are late.

- We bought the cheap version of QuickBooks so it's not able to generate reports and not giving our Treasurer the information and options that she needs to have specific information. Some people are paying thru QuickBooks vs. the portal. Some people payments fail.
- We have some people that are Annual, Bi-Annual, E-Annual, E-Bi-Annual, and late payments.
- Danna reminded us – no matter what format the resident receives their invoice – Lydia must do each one individually; the QuickBooks version does not do Batch.
- Danna suggested putting a reminder on Facebook, i.e., if you haven't received your dues invoice, please let us know.
- Another issue when people pay with QuickBooks is the convenience fee – the payment comes thru as a credit, which requires more work for Lydia to correct. When the money goes into Heartland Bank, they take their banking fees. But QuickBooks receives the total amount, so it shows as a credit. We didn't even know people could pay thru QuickBooks.
- Terry asked where the QuickBooks payment goes – Lydia indicated it goes thru to our QuickBooks account, which we don't have. Lydia had to work with them to get this issue resolved.
- Paul requested the Board study the review of our financial statements and control process we received from Jaimie Klawitter, Insight CPAs & Financial PLLC. We will discuss this at our August meeting.

Three Action Items:

- The Fall Oakwoods garage sale days are proposed for Friday, September 9 and Saturday, September 10. This will once again align with the sales being held in Pepper Ridge and Fox Creek subdivisions. Danna motioned to hold the Fall garage sales on these dates. Sandy seconded. Motion carried.

Andrew suggested we list the dates on Facebook tomorrow!!

- The next vote was on Kevin Holmes' recommendation for removing volunteer trees in rocks by the path area on the trail between Lakeview and Palm. The trail runs from the eastern edge of the park area to Woodhaven. They will treat the stumps with Tordon RTU, Garlon or equivalent. The weeds in the rocks will be treated with Roundup or equivalent. Also remove brush and cuttings at a cost of \$225.
- The second project is also between Palm and Lakeview. The area on each side of the culvert under the path will be cleaned out. They will shape and reestablish creek centerline to improve water flow and reduce potential for stagnant water. Paul indicated there is a mud island on the east side of the culvert partially blocking the water to flow. It does come up and

over at times. This should make it look much prettier and keep the water flowing. Material to remain on site and bank up against the edge of creek. We're keeping the tall grass west of the culvert, for now. We'll need equipment in here to do the job. The cost of this job is \$1,200.

- There are also plans to restore the wood chip walking trail in this area. The wood chips are free and come from a huge collection of chips from the City. There will be a volunteer day this fall to place the new wood chips on the trail.

Danna suggested a yearly volunteer day. We can pull the volunteer trees when they are young, and it reduces the use of chemicals.

We can also let the Advisory Council / Social Committee know what kinds of volunteers we need for different projects, for example trash clean up. Tamara mentioned this was called Earth Day in the past.

Kevin indicated the Commons areas have work that need done as well. Limbs and rock removed. The lot behind Jackson's, the culverts need cleaned up. Kevin will be getting all these projects organized and will get a volunteer group together to do handle these. They've already accomplished a lot of the projects on the list!

Lydia motioned to approve the first project and Sandy seconded. Motion carried.

Tina motioned to approve the second project and Sandy seconded. Motion carried.

Reports From Other OHA Committees:

Tina read the update provided by Steve Ambrose, Chairman of the Social Events Committee, who was not able to attend the meeting:

- We've discussed an end-of-summer potluck. September 13th 5-7pm. Probably provide and we cook out hamburgers & hot dogs, have chips and water to drink. Residents will be encouraged to BYO beverages and desserts to share. We'll need another insurance rider for that date once we get closer. We can bring some park games too. Paul will check with insurance agent Elizabeth Taylor to see if there will be a charge.

Danna – one thing we talked about is this is the same day as the elections. We're hoping people would come to the park and vote. The times to vote for the election will need to be changed to coincide with the potluck.

There is a block party planned for Block 11

Block 9 (Autumn + Timberview 2304-2410) started planning last night and looking at September 18th, with a rain date of the 25th. 4-7 pm. Same menu as above. Communications being worked on with RSVP's. We won't block the street off just do in yards and driveways.

- Food trucks will be coming to the park! It will a buy your own situation. We have them scheduled for August, September, and October – this will help support local businesses.

Open Time - Open Forum:

- Paul talked about the Street Improvement Planning Committee (SIP) and the interaction with McLean County Asphalt this year. It's been a huge disappointment. We start the process in Spring – late February, early March to review potholes. Nothing can start until the middle of April when contractors heat up asphalt at that time. We had bids done, so by April we were ready to go. At the March Board meeting is where we voted to get things moving. This is followed up with other projects on a larger scope and they would do those in the summer. This year we were right on time – March 13 – Scott Duvall, wrote up the bids on the potholes on the main loop. Several different major projects to do. Board approved. Summer went on and things didn't happen. Paul called in late June and talked with the manager, Randy Kauffman. Paul asked if we were on the board - are you lined up to do this work? The response was yes, in early July. After Paul's vacation in July, he was told it would be the 1st of August.

Don Schiller is now in Ireland. He gets back in town in a week. The SIP committee will get together after that. The Manager promises he will get the main loops done before the school buses start.

Terry asked if they would be patching, not resurfacing. Paul explains the whole thing has collapsed. They take 3 inches of old asphalt off and make square blocks to refill the hole. It is large blocks of asphalt patching.

- Autumn Court has drainage issues they've been working on as well.
- Tina was very happy to have Sandy with us!! It was great to see her, and everyone agreed!!

7:43 meeting adjourned