

OHA Board Meeting Minutes

August 30, 2022

Oakwoods Park Pavillion

Meeting called to order at 6:42 – delayed due to ice cream!!

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

Residents in Attendance: Tamara Deterts, Karen Pitts, Steve Ambrose, Terry Jackson, Brad Cotton, Mary Cotton, Sharon Baker, Niecey Cox, Shawntelle Hawthorne, Craig Punzirudu, and Jeff Stromberger

Words of Thanks:

- To all the good neighbors who have volunteered their talents, time, and energy to make Oakwoods a more attractive and safer community. I do not want to exclude anyone, but Board members, Advisory Council Executive Committee, SIP Committee, and other committees. A heartfelt thanks to all of you for the 2021-2022 Board year.
- Many thanks to Sandy Dorrell for her many years of service on the OHA Board

Approval of Secretary's Minutes for July 26 Board meeting: Erika motioned to approve. Sandy seconded – motion carried.

Treasurer's report:

Lydia indicated that at our last meeting, we had 82 people who haven't paid their dues – we're now down to 18! There were 101 residents that paid thru the Heartland portal. There were 51 people who paid thru Quickbooks. The issue with this is the portal charges the processing fee, but Quickbooks does not so there is a credit on these accounts. Lydia is working on correcting those.

There are currently five people with liens on their home. Lydia and Paul had to update the lien on the home being sold for back taxes, so it reflects the correct amount due to us. The house will be in the circuit court for final resolution in October and we should obtain the full amount owed.

Lydia has the updated checks written this year listing. The highlighted ones were added since the last Board meeting. The biggest checks written were for the potholes, the storage lot, and tree hazard removal. We still have a lot of money to spend.

Park:

Sandy motioned to investigate installing parent/child swings. Lydia seconded the motion. Motion carried with unanimous support.

Shawntelle Hawthorne suggested we replace the two benches in the park. Paul asked for a motion to take action to repair/replace the benches. Erika motioned. Sandy seconded. Motion carried with unanimous support.

Terry Jackson suggested the people who do the swings may have bench options too.

Two action items:

1. Responding to the Auditor's Financial Review-Recommendation #4 – Provide additional support to Treasurer.
 - Paul met with Erika, Tina, and Lydia to examine where to go next with the information given to us by the auditor. A short statement is being presented to the Board (see below). There will be no quick decisions tonight. The next Board will have to pay attention to and stay focused. The short statement is to clarify and establish the direction to go:
 - There should be 1-2 part time paid positions. They will be given 1099's for whatever time they put in.
 - We will also use volunteers for clerical duties.
 - There will be a four person task force established and tasked with developing the expectations.
 - Tina motioned and Erika seconded the motion to adopt these sentences to reexamine a support system for the treasurer. Paul motioned – Terry seconded.
 - Paul spoke of all the tasks that Lydia has been doing solo.
 - Terry asked if we had an accounting firm – Lydia advised Dunbar, Breitweiser do our taxes. Jamie from Insight CPA & Financial has helped Lydia with some of the Quickbooks. They also did our financial review.
 - Erika stated we currently have a budget for a Financial Manager that will not be used this year. Paul stated overall our budget is healthy. At least 51% of the dues goes to the street improvements.
 - Tamara asked about the rental situation in our subdivision. Terry stated once the rental is sold, it can't be rented again. Danna added that owners can rent their own for a certain amount of time. For example, if a family has a member in the service and they are deployed for a few years.
2. SIP Committee Recommendation for three street maintenance bids from McLean County Asphalt Co.—Hot asphalt patches on Palm Court (\$18,846) and Spiria Court (\$2,862), and fill large crack lines with hot rubberized crack filler for all streets, except Autumn (\$20,144). Total for three bids is \$41,852. See SIP Minutes for August 23rd meeting.
 - Paul has been working with Mclean County Asphalt since 2008 and this is the most frustrating year. They didn't get here until August to get the potholes. They now have given Paul assurances they will do the rest of the work in the month of September.
 - Autumn Ct has several potholes that still need to be done that were not done in August. They have drainage issues that will be addressed in the coming years.
 - Sandy motioned to approve the street maintenance bid. Lydia seconded. Motion carried unanimously.

Updates from Joint Committees of Board and Advisory Council:

- Website Committee – Danna indicated the design on the new website has begun. We have a wonderful check list from Paul who has gone thru the old website – what needs to go, what needs to stay, what we could do as far as welcoming new residents and keeping everyone up to date on all the activities.

- Mary mentioned how wonderfully updated the Facebook is – Terry said the signs look great.

Storage Lot Committee:

- we are in a holding pattern until we hear from the Corrective Asphalt Materials on a scheduled date to apply Reclamite.

Community Outreach and Social Events Committee:

- Steve said it's going to be hard to replace Nikki and all she did for the committee. The first food truck was successful – they asked when they can come back. The goal is to ramp these up next year – maybe once a month.
- The Neighborhood Cookout is set for September 13. People need to please RSVP. There will be no cooking on site. The burgers and dogs will be grilled and put in warmer containers. Steve talked to Health Department, and we're all squared away.
- The committee is encouraging help for Kevin and his projects. We're working with him for specific dates and will try to get some help for light maintenance projects.
- We've had a successful year with our inaugural year. It's a fun group!

Open Time -Open Forum:

- Craig asked what we are doing about the people who are draining their sump pumps into the street. Jeff stated it's a city ordinance and they need to be contacted. You can report it on the My Bloomington app.
- Tamara asked who is responsible for the cement around drainage/sewer. Paul indicated we are. Several of those have been fixed and there are still more we will need to fix in the next year.

Meeting adjourned 7:44