

OAKWOODS HOA BOARD MEETING

AUGUST 21, 2025

PAUL BAKER PAVILLION

Board Members in Attendance: Andrew Eich, Erika Osback, Tina Eades, Terry Jackson, Dan Romero

Board Members not Present: Cecilia Deibert

Residents In Attendance: Brad Cotton, Karen Pitts, Lydia Sheehan, Steve Ambrose, Kevin Holmes

Special Guest: Maron Jimison

Call to Order: 6:08

Approval of Secretary's Minutes:

- Minutes from the June meeting were emailed to the Board prior to the meeting to review. Erika motioned to approve; Terry seconded. Motion carried.

Treasurer's Report:

- We had an unusual situation. A resident paid his dues on one day; the mother of the resident was attempting to pay her dues for her new home at Oak Ridge but accidentally paid to Oakwoods. We are sending the \$300 check back to her.
- Lydia (our Financial Assistant) reported of the 339 homes in the neighborhood, as of August 16th, 34 still hadn't paid, in addition to the 5 delinquent accounts. Since that date she's received 7 payments.
- One of the residents with a delinquent account paid \$270. Lydia has offered a payment plan for the remainder.
- There are couple of people whose emails were returned. Lydia will mail them an invoice. She also printed 4 invoices that we don't have emails for.

Old Business:

- Printer for Financial Assistant – Andrew will be purchasing
- SIP Committee – nothing to report
- Safety
 - o Edgewood and other cul-de-sac signage – no final decision was made.

- Suggestion to add an exit sign under the stop sign at Timberview and Woodhavens – south side of the road.
- There are trees/bushes throughout the neighborhood that are blocking view from around corners and/or blocking the view when at street intersections. A suggestion was made to give a general statement - Email / Facebook - to residents to please cut back any growth on their property that is causing these issues.
- The park signs will be ordered with other signs.

New Business:

- Steve and Kevin introduced Maren Jimison to present her proposal for a BSA Eagle Scout project. She would like to create a walking trail in the wooded area at the end of the cul-de-sacs that connects Clearbrook, Autumn, and Edgewood.
 - The goal is to start in early November and be completed by the end of month.
 - The hope residents will help. (This work will be included in the November 8 Fall Clean Up)
 - Kevin will be in contact with Embark to provide the wood chips. They are provided to us for free and their quality is much better than the ones we've used from the City.
 - Kevin asked if they could be kept in the boat lot. Jeff said boat lot is full.
 - Brad said they could be dumped in the common ground if used shortly after dumping.
 - It would be a courtesy to let residents know why they are being placed there.
 - There is some erosion in parts of the trail.
 - Clearing wouldn't be very much. Smaller trees, picking stuff up.
 - There are no utilities that run thru the woods.
 - Sewers go right next to the houses.
 - There are no easements crossing.
 - Refresh would be done by spring and fall workdays, on a rotating basis.
 - Saturday, November 8 is the Fall clean up.
 - Andrew suggested mulch glue.

- September will be Scenic trough update.
- Brad will be reviewing the streets – McLean County will be giving estimates for asphalt.

- Fall clean-up will be Saturday, November 8. Kevin will check with Embark for woodchips. Dan can provide the trailer for woodchips hauling. We'll also reach out to the Whitneys to see if they are available.
- OHA sign on Juniper – waiting until we have the easement info to continue conversations with the homeowner.
- Events Committee – we'll wait until school schedules are established to send a communication. Tentatively on September 24 – Erika will post on Facebook and Tina will send an email to ask for volunteers.
- Karen asked where the Board Meeting minutes are kept. 2025 minutes need to be added to the website. Jeff indicated it takes 4 clicks to get to minutes. That was on the old website. The new website is only one click on the Residents tab and then Board minutes.

Open Forum:

- Lemonade & snow cone vendor – what date? They're open the weekend of the 30th. Tina will be in contact with the owners to finalize a date.

Adjourn at 7:16