

OAKWOODS HOA BOARD MEETING

DECEMBER 16, 2025

ZOOM CALL

Board Members in Attendance: Andrew Eich, Erika Osback, Tina Eades, Terry Jackson, Cecilia Deibert

Board Members not Present: Jeff Stromberger, Dan Romero

Residents In Attendance: Brad Cotton

Call to Order: 6:12

Approval of Secretary's Minutes:

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

Treasurer's Report:

- Erika proposed the current fiscal year (currently October to September) be changed to follow the calendar year. Tina motioned to accept this change. Terry seconded the motion. Motion carrier. Erika will tack on October, November, and December to this year's budget.
- Four checks were written and budget updates were emailed to the Board prior to this meeting to review. Everything looks good! Tina motioned to approve. Andrew seconded. Motion carried.
- The goal is to have the 2026 Budget published on the Oakwoods website by January 10.

Old Business:

- The street signs have been ordered. Andrew will follow up the status of these.
- The City had patched the hole between Woodhavens and Timberview. The rest of the street repair has been completed.

New Business:

- When someone Googles Oakwoods, the address displays is 2205 Woodhavens and a phone number that is linked to the City of Bloomington. Terry is working on getting the address changed to our PO Box and remove the phone number.
- Brad updated the status of the concrete culverts. Per Mark at Eppel Construction, this is the first time in 10 years they weren't able to finish all they had planned for the year. We are #1 on their list for this Spring. Work will be done on Woodhavens, Persimmon, Palm, and Scenic. The quote for this work is around \$5,200-\$5,300.

- Andrew & Brad noticed at approximately 2004 Woodhavens, when the road is dry – there’s a crack that will be wet. There could possibly be a drain leaking. They will keep an eye on it.
- Brad will contact Steve Ambrose regarding the guard rail on Autumn that still needs to be repaired from the accident last year. He feels a post and new piece of sheet metal should take care of it.
- Tina will be working on the line up for the 2026 Food Trucks. MacDaddy Spuds will be returning in June.
- Terry has a room at the Bloomington Library reserved from 5:30 to 8:30 for the February 17th Board meeting.
- With the potential of Erika being out of the country for work, Terry and Tina will be filling out a signature card at our bank in the event a check needs to be written while Erika is gone.
- Terry clarified several discussion points regarding the upcoming 50-year contract review in 2027 between Oakwoods and the City of Bloomington, based on his recent conversation with Paul Baker. It may be in the subdivision’s best interest to evaluate the services currently provided—such as street maintenance—by requesting that the city assess the condition of Oakwoods’ streets using the Pavement Surface Evaluation and Rating (PASER) system, a 1–10 scale for measuring pavement quality. This assessment would help identify which roads, or sections of roads, require attention sooner than others.
- We may also want clearer documentation of our existing agreements with the city, including responsibilities for snow plowing and leaf removal. Additionally, because Oakwoods is a natural forest, it could be beneficial to request a review from the city horticulturist to determine whether there are areas that could be improved or maintained more effectively.

Meeting adjourned at 7:13.