

OAKWOODS HOA BOARD MEETING

FEBRUARY 17, 2026

BLOOMINGTON PUBLIC LIBRARY

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

Board Members not Present: Jeff Stromberger

Residents In Attendance: Brad Cotton

Call to Order: 6:13

Approval of Secretary's Minutes:

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

Treasurer's Report:

- Andrew will revise the 14-month budget and resubmit to Erika to update. When this is updated, Erika will request the budget be added to the Oakwoods website. Terry motioned to accept this change. Dan seconded the motion. Motion carrier.
- 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.

Old Business:

- The street signs have been ordered. Andrew will follow up the status of these.
- Terry has updated the Google address and removed 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 \$52,000-\$53,000. Brad is still waiting on word from Eppel Construction when the work may begin.

New Business:

- Andrew & Brad noticed at approximately 2004 Woodhavens, when the road is dry – there's a crack that is wet. The repair that was done in front of 2006 Woodhavens fixed the "weeping crack" in front of 2004.
- The pothole on Cedar, that was reported to us by a resident, has been taken care of by Brad and Andrew (thanks guys!).
- 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 has filled the 2026 Food Truck line up, with the exception of October 15. The hope is to secure The Long Road Home for that date. Tina will follow up with the food trucks scheduled to check for gluten free options and make sure to note those on upcoming food truck announcements.
- Tina asked if the idea of two food trucks during the summertime would be something we'd want to pursue. Erika suggested a dessert truck along with the food truck. The only concern is if people would be willing to spend XX amount of dollars on food and then XX on dessert. Food truck cost can add up pretty quickly. We want to make it worth the while for both trucks.
- Jeff had suggested in a previous discussion, adding a food truck to garage sale day(s?). In addition, he suggested a craft and vendor fair at the park around the time school starts. We could accept monetary or school supply donations too so we can do a community outreach event and give back at the same time. Another option suggested is an End of School Year party – residents donate items for the beginning of the school year. The Board would provide hot dogs, chips, etc. No definite decisions were made on this or additional food trucks.
- Terry has a room at the Bloomington Library reserved from 5:30 to 8:30 for the April 21st Board meeting if needed. Weather can still be unpredictable in April.
- In the event that Erika is ever unavailable, Andrew will check on the signature cards for Terry and Tina to complete if a check needs to be written. Erika will continue preparing the Treasurer's reports and emailing them to the Board for review.
- Further discussion took place regarding the upcoming 50-year contract review in 2027 between Oakwoods and the City of Bloomington:
 - Jeff had previously said we should auto-renew so we stay under the radar and keep certain services.
 - Terry is concerned about getting the streets reviewed.
 - Andrew suggested we ask someone else (potentially Farnsworth & Wiley) rather than getting the city involved. Brad agreed with this suggestion.
 - Terry/Paul said the forest review could be helpful. Prior to this, there was a verbal agreement for this service.
 - Erika asked if this was an automatic renewal and we're stuck for another 50. Terry thinks we can negotiate things if we want to get less services but probably not more.
- Storage Lot – it's being used as garbage dump. There are two trucks with for sale signs that have been there since last Fall without license plates. Andrew believes we can tow those.
- Cecilia and Tina will update the Welcome Letter. When Lydia receives information (typically a closing letter requested by the seller of the home, also contains the new homeowners name), they will be in charge of delivering to the new residents.

Meeting adjourned at 7:55