

Oak Brook HOA Meeting Minutes: August 11, 2014

In Attendance:

Karen Vaughn, Kevin Hutchinson, Marc Smith, Dave Lardner (Precision Safe Sidewalks), Mariana Allen

Meeting called to order at 6:10PM

Agenda:

Open Session:

- June 2014 Minutes: Marc motioned to approve minutes; Approved
- Manager Report
 - Budget on plan
 - Karen is having minor maintenance issues resolved, reporting back to the board. Approved for expenses up to \$1,000, alerts the board of expenses over \$500 via e-mail as needed.
 - Basketball gate being repaired (looking at raising fence height),
 - Entrance lights will be repaired,
 - Landscaping light at pool area was fixed.
 - Broken toilet at pool was fixed.
 - Pavilion was power-washed
 - Need to put problem report sheet at pool for people to log pool issues.
- Eagle Scout Proposal
 - Path enhancement at pool, landscape improvement and mulch.
 - To be started week of 8/18.
- Sidewalk repair (Dave Lardner, Precision Safe Sidewalks)
 - Dave discussed metrics used to measure and identify the trip hazards, calling out the ability to identify where paving bricks in handicapped corners need to be addressed, and where replacement sidewalks are needed.
 - Current estimate is now \$2,913. \$413 over pre-approved sum includes 45 trip hazards defined on map to be provided.
 - Report defines trip hazards that need be replaced/fixed (work beyond scope of Dave's company).
 - Reviewed 3 minute video on process.
 - Mariana motioned to approve, Vote taken on lifting funding ceiling from \$2,500 to \$2,913. Approved.
- Pool: Quotes for Pool work reviewed, ranges from \$17,783.87 (Sundek) to \$26,238 from The Spa & Pool Shoppe (including tile lines for 2nd swim lane).
 - Plan to vote on this expense at next meeting
- Tennis/Basketball quotes reviewed: \$7,950 from both courts to be resurfaced and repaired.
 - Plan to vote on this expense at next meeting.
- Motion to create a Survey Monkey account, Mariana motioned to approve; approved.

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Executive Session: Closed session

- Discussed status of home owners foreclosure status.
- Violations; reviewed list of current violations. Most are garbage cans on street, no fines imposed.
- Discussed HOA Survey Results and defined action items.