



A not for profit corporation

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## Board of Directors Meeting Minutes

Tuesday, April 2, 2024

### Board Attendance:

|   | Name                   | Officer        | Committee Head    |
|---|------------------------|----------------|-------------------|
| X | Brian Stouffer         | President      |                   |
| X | David Koehler (Dir)    | Vice President |                   |
| X | David Sopczynski       | Treasurer      |                   |
| X | Monika Rodriguez (Dir) | Secretary      | Welcome Committee |
|   | Jeanie Smith (Dir)     |                | Communication     |
|   | Luke Stanczyk (Dir)    |                | Communication     |
| X | Dave Szymendera (Dir)  |                | Social            |
|   | Ken Brennan            |                | Lake Management   |
| X | Jason Hawkins          |                | Landscaping       |

Brian called the meeting of the OHA Board of Directors to order at 7:35 p.m.

David Sopczynski made a motion to approve the March meeting minutes as presented and the motion carried.

### President's Report:

- Working on the Annual Meeting Announcement and Agenda
- Flood Brothers was approved as the new waste management vendor for Westmont, more information to be sent to homeowners.

### 2023-2024 Meeting Date

April 15 (Annual Meeting)

### Members Forum:

Nothing to report.

### Treasurer's Report:

- Bank statements and reports were sent out electronically.
- Next Oak Leaf will include Audit as it was finalized. Oak Leaf prizing for business cards reflects the incorrect amount, should be \$110.
- Foreclosures that have never actually been foreclosed on will need to stay on the books.
- Interest from 2023 was put into the Replacement Fund.
- \$175 for Oaktober Fest for 2023 was just billed so will be part of 2024 expenses.
- Website costs for 2023 were also just billed so will be part of 2024 expenses.
- QuickBooks policies have changed and moving forward, an annual fee of \$700 will be charged.
- An advertiser reached out that they are not on the website, Brian will make sure that all advertisers are on the website.
- Currently there is no cost for Clearance Letters, David proposed charging a fee for Clearance Letters moving forward. Discussion of fees will be added to the agenda for the new committee.
- Venmo not working correctly, David will investigate.

## **Vice President's Report:**

Nothing to report.

## **Committee Reports:**

### Lake Management Report

- Board must get involved with outlet design being proposed by Village. Dave Koehler will keep the board updated on any outlet progress.
- Dock and Lock Application to be signed by Brian, signed and original filed with David Sopczynski.
- During the March LMC meeting, it was asked if boats, other watercraft, could be stored in the Lock and Dock area over the winter for a fee. The Board will ask the LMC to work up a proposal for assessing a fee to store boats and other watercraft in the Lock and Dock area over the winter.
- Eight aerators will be turned on April 15<sup>th</sup>, the remainder will be turned on June 1<sup>st</sup>.
- Solitude Contractor will be starting Lake Maintenance in early May. Solitude agreed to present at the annual meeting.

### Landscape Report

- End of April, Masters Irrigation will look at the backflow, irrigation systems, especially at the north end to make sure things are operating accordingly.
- John Yeter and Village of Westmont crew came out to kill off vegetation on north end; planted natives.
- Issues have been identified with the monument on the south end; base/flowerpot beginning to crumble. Jason will have a contractor come out to obtain proposals.
- North entrance lights, low voltage light on east side, mice family living in junction box, need to replace wires inside box. Will need to also replace the entire unit, build some kind of box to prevent the mice from entering again. Jason will look into obtaining proposals for replacement.
- On the second weekend of May, planting flowers at the entrances.

### Social Report

- Easter Egg Hunt on April 23<sup>rd</sup>, run by Vicky O'Malley, was again a success.
- Beach Party/ Fishing Derby, next event, first weekend of June.

### Communications Report

- Will need to find new delivery service for Oak Leaf; David Koehler expressed that his children may be interested.
- Matt dropped off bags that can be used for Directory delivery.

### Welcoming Report

Nothing to report.

## **Old Business**

- Willowcrest Development Proposal updates:
  - Nothing additional to report.
- Outlet Update:
  - Nothing additional to report.

## **New Business**

- Annual Meeting, April 22<sup>nd</sup> at Westmont High School

- Solitude has been locked in as speaker.
  - Power Points to Brian
  - Brian will print announcements, proxy forms, etc.
  - David Sopczynski will purchase raffle prizes.
- Plaque for Matt will be purchased for his endless year of service.

**Public Comment**

No public comment

Monika motioned to adjourn the meeting at 8:54 p.m.