



October 4, 2015

**Oak Valley Homeowners' Annual Board Meeting
September 22, 2015**

Attendees: Todd Frandsen, President
Nick Romano, Vice President
Dave Frede, Treasurer
Mark Kudia, Recording Secretary

Absent: Denise Evans, Correspondence Secretary

Todd Frandsen brought the meeting to order at 6:58 PM. There were 25 homeowners and 4 board members in attendance.

Todd reviewed the agenda which is as follows:

- 1) Public Comment
- 2) Maintaining your property
- 3) Current Board Accomplishments
- 4) Update on flooding problems
- 5) 159th Street construction
- 6) Common Covenant Violations
- 7) New system of Fines and Penalties
- 8) Interested candidates to serve on the Board
- 9) Any other business

Under Public Comment, Doug Olszewski of 12761 Beaver Den Trail asked how many homes pay dues. Dave Frede replied that all homes in Units 2 & 3 pay plus about 55-60% of home in Unit 1 pay. Mike Uhrenbacher of 16200 Pin Oak Court stated that the dog waste stations were a good idea.

For Maintaining Your Property, we discussed keeping your yard in good shape, storing garbage cans out of sight of the street, trailers that need to be stored in your garage or off site, and storing fireplace wood on side of house or behind the house.

Regarding Current Board Accomplishments, Todd listed these for the audience. They are:

- Improved dues collection methods and efficiency
- Created a more business-like operation
- Put OVHA on a solid financial footing
- Filed income taxes as required for first time ever
- Enforce covenants and declarations
- Added trees to water detention area perimeter
- Continued mosquito abatement annually
- Re-landscaped front entrance
- Updated landscaping in OVT cul-de-sac
- Accomplished dredging of water detention area
- Hosted Will County Sheriff for Crime Prevention night

- Repaired and repainted street signs
- Had markers installed on all hydrants for better visibility in heavy snow
- Established new OVHA web site
- Installed dog waste stations along water detention area

Nick Romano reported on what he could find regarding 159th street construction. For more information go to <http://idot.illinois.gov/projects/159th-street-project>

Nick also reported on the flooding corrections that still need to be made. For history, we were able to get a grant of \$180,000 through Renee Kossel's office from IDOT. The project was managed by the Village and was bid and awarded. Approximately 110 truckloads were removed from this detention area. It was then seeded. Further, a 42 inch pipe was added to the Northeast corner of the subdivision allowing for more water flow and storage. This line still needs to be extended into the Forest Preserve property to the south.

Common Covenant issues were listed as follows:

- 1) Consult Board before doing any outside changes to home or yard
- 2) House colors need to be approved
- 3) Roof shingles need approval
- 4) Home businesses are not allowed
- 5) Commercial parking/storage of vehicles
- 6) Motor home/recreation vehicle/boats parking

The New System of Fines and Penalties was discussed. Angelica Vukabratovich felt it was unfair that she could not bring her semi tractor into the neighborhood and park it in her driveway. We also discussed other situations where there are commercial vehicles being stored either on the street or in driveways. This practice is in violation of our covenants.

A lively discussion took place on the subject of speeding through our subdivision without resolution. Some suggestions included increased police patrols, speed traps, speed bumps, etc.

There was also concern expressed by residents about the 159th street construction and how the water run-off and silt from this project would come into our neighborhood.

Under Candidates for the Board, there was an appeal made to the audience to bring forward any candidates for possible Board membership. We will need to hold an election soon. The neighbors were asked to talk to any potential candidates. Mark Kudia was introduced as our newest Board member.

The meeting adjourned at 7:52 PM.

Respectfully submitted,

Dave Frede

Dave Frede - Treasurer