



September 21, 2012

**Oak Valley Homeowners' Annual Board Meeting
September 12, 2012**

Attendees: Todd Frandsen, President
Nick Romano, Vice President
Dave Frede, Treasurer
Denise Evans, Corresponding Secretary
Bev Baldwin, Recording Secretary

Todd Frandsen brought the meeting to order at 7:01 PM. Approximately 20 homeowners attended including Board members.

Jim Denemark (12737 Beaver Den Trail) had several issues to discuss: dog excrement; loud music over Labor Day weekend; and a question regarding 159th Street/specifically the K-Mart flooding.

Discussion followed regarding the Covenants and if the Board should modernize them. Todd Frandsen asked if there was any interest by homeowners regarding a place on this committee.

Carol Miller said Phase 1 should pay dues. Dave Frede said that would necessitate a change in the Covenants. Dave Frede discussed liens on properties and the effectiveness of this tool on residents moving in and out of Oak Valley.

There was a short discussion of maintaining a homeowner's property. Jim Denemark stated that there is a resident running a business/body shop from his home on Oak Valley Trail and that it was obvious by the number of cars in the driveway. Dave Frede and Todd Frandsen said there is currently no proof that this is happening and, in order for the said resident to be considered in violation of the Covenants, there needs to be some type of proof, i.e., invoices regarding work done, etc. Karen Norville said there may be an environmental issue also because of car paint, used oil, solvents, etc. The resident attests the automobile activity is his hobby. Jim Denemark mentioned the possibility of bringing in his car for repair, thus obtaining proof with an invoice. Jim Denemark proceeded to discuss a neighbor's pool on Oak Valley Trail with mounds of trash thrown under it. Dave Frede said the Association may need to increase dues with the intention of hiring an attorney to handle some of these issues.

Jim Denemark again brought up the noise issue at a neighbor's home and his need to call the Sheriff's Police. He was told that Homer Glen does not have a noise ordinance but that the Sheriff's officers would follow up. The officers said they would make 30-minute checks to determine if the noise continued.

Jim Denemark then discussed the grassy street area on Oak Valley Trail near the retention pond. He said signs should be erected there to alert dog owners to clean up dog waste. Dave Frede said this would be a good idea.

Discussion followed regarding trees planted too close to the street at 12700 Beaver Den Trail. Dave Frede said the Village would step in if the trees reach the right-of-way.

Nick Romano discussed the Oak Valley Drainage Project – Phase II and the storm sewer replacement of larger diameter sewers than the smaller ones currently in use. Neighbors were informed that \$345,000 has been allocated for dredging out the retention area to a depth of 8 feet. McDonough is the engineering firm performing the study. The flooding problem also involves the water running down to Forest Preserve property so the Forest Preserve District will have to be involved in any resolution of the Oak Valley flooding. There was mention of the K-Mart property as a large contributor to the flooding problem. There was discussion regarding the timetable for widening of 159th Street. Dave Frede said IDOT is slow to release this type of information.

Linda Cleary of 12834 Pheasant Court said the widening of 159th Street would put the edge of the new road approximately 10 feet from her home.

Jim Denemark discussed the mosquito issue and hatching of insects at the retention pond. He said the 24" of silt has made the retention area a permanent marsh.

Jim Denemark discussed the street signs looking weather beaten and possibly should be replaced with maintenance-free plastic. Karen Norville said the current ones may need repair but look better than plastic. The possibility of hiring a college student to paint them would be a minimal expense for the residents.

There was discussion if any interest exists for street lights in the subdivision. Bev Baldwin agreed with Nick Romano that Homer Glen is proud to be a "dark community" and if there is a concern, house street lights should be lit. Jim Cunningham said he thought the Covenants stated that a street light must be constructed in the front yard. Karen Norville said the street light issue was never enforced.

Dave Frede and Todd Frandsen discussed increasing the annual dues from \$85.00 to \$125.00.

Cheryl Hill of 12841 Oak Court requested a balance sheet so that she could review it. Todd Frandsen said that information is in the Newsletter and that the dues increase would help pay attorneys' fees for the necessity of filing liens for unpaid dues. Tom Miller (16153 Oak Valley Court) asked if a lien is permanent. The answer was that we need an attorney to tell us that.

Jim Denemark discussed residents not taking in their garbage cans. John Robinson, the Village of Homer Glen Code Enforcement Officer will ticket the homeowner if they are in violation of not timely bringing in the garbage cans.

Tom Miller asked that any important news or updates be put in some type of newsletter to alert residents of new concerns that may arise between meeting dates.

The meeting adjourned at 8:00 PM.

Respectfully submitted,



Beverly Baldwin

(Transcribed 9-21-12)