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Fox Management Group

OAKWOOD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING
OCTOBER 27, 2026
7:00
ZOOM
MINUTES

A. Meeting called to order at 7:02 pm – Miguel Acosta
Present:
Miguel Acosta, Gary Peters, Steve Shaffer, Frank Martinez, Tony Scarpelli, Michael Fujara
Stephanie Brodsky, Fox Management

B. Minutes of July 28, 2026 approved

C. TREASURER'S REPORT – Steve Shaffer
   a. September, 2026 financial
      Suggestion to do more buckthorn removal. Around pond #2 (behind 18507 Aspen) Area between Oakwood and Delaware Crossing.
      Look at drainage area by pond #4
   b. 2027 budget to be approved. No increase in assessments. Motion made and seconded. Approved unanimously.
   c. There are still two owners with outstanding balances..

D. POND AND COMMON AREA MAINTENANCE UPDATES
   a. PONDS
      1. Pond contract with Tigris for 202y.. Total cost $19,430 Price remains the same. Motion made and seconded. Approved unanimously.
      2. The fountains have been removed for the winter
      3. Blue Stem has offered a long term proposal to help control the erosion around the ponds and to build up the pond walls. The program would take several years to develop but could save the ponds from further deterioration.
   b. TREES
      1. All service tickets with Monster Inc. have been completed.
      2. There are still funds available on the tree line item if there is any additional tree work that should be done before the end of the season.
   c. LANDSCAPE
      1. Yellowstone contract for 2027-2029 is attached for approval. The contract remains the same except for incremental increases in cost for the next three years. Motion made and seconded. Passed unanimously.

E. MANAGEMENT REPORT
   a. Any complaints regarding the Association must be in writing. Management does not use your name when contacting an owner, but we will not take a verbal complaint.
   b. Per the Declarations, it is the requirement of every owner to maintain the appearance of their property. We have received several complaints and have contacted owners regarding poor upkeep of their homes and/or landscaping. Fines have been issued to those owners who do not comply with these requirements.
   c. The management contract expired September 30. Attached is the new contract for one year without an increase in the management fee. Motion made and seconded and passed unanimously.

F. OLD BUSINESS

G. NEW BUSINESS / MISCELLANEOUS
   a. A new law in Illinois regarding E-Bikes will take effect on January 1, 2027. The purpose is to promote safety regarding the use of E-bikes. Owners are requested to contact the police if they notice violations regarding this new law. The information can be found on the Association's website.
   b. New Illinois law requiring every association to have a collection procedure policy on file has been sent to all owners. Motion made and seconded and passed unanimously.

H. HOMEOWNERS QUESTIONS AND COMMENTS
   Jeff – do any of the homeowners get together to get favorable pricing for exterior work. Not at this time.

I. Motion to adjourn at 8:02 pm.

There was no quorum to hold an annual meeting

Owners Present:
18422 Springwood
18425 Meander
18446 Springwood
18475 Meander
18672 Meander
18547 Meander
18397 Springwood
34414 Tanguerey
34285 Tanguerey
18300 Suchstand
34808 Tanguerey
18461 Meander