

Oak Grove HOA Annual Meeting Minutes

October 8, 2025

Meeting Called to Order 645pm

Minutes from 2024 Annual Meeting Approved

Treasurers Report:

HOA Accountant advised separate monies received from IDOT. These funds can be used for beautification of neighborhood this year without taxation. Able to appeal future use without taxation to spend following Route 31 Expansion completion where needed. All 2025 bank statements balance.

Old Business:

A) Common requests from your neighbors to the BOD:

Please continue to maintain lawns per Village Code and covenants

Please do not store trash bins at the front of your home

Please observe street parking code per Village Ordinance

B) Paid Assessment letters will be compiled and emailed 5 business days following request

C) Please submit your architectural and landscape changes to the HOA for pre-approval. The HOA has a role in these decisions, and it comes ahead of the Village.

D) Lennar development communications from Village: 2-year plan to leave tree line along Ames, westbound turn lane at Ames and 31, no barrier planned to prohibit west bound Ames traffic making left turn onto 31 south, traffic light at Half Mile Rd, traffic light at Edgewood Rd which could include U-turn capability from 31 north to U-turn to 31 south

E) ComEd plans to move utility poles and anchor on various Hwy 31 easements, east side from Outlot D to Ames Rd

New Business:

A) 2 homes new construction Thunderbird Ln – in progress

B) The Board's goal is continuity of fiscal responsibility.

C) Discussion regarding gazebo and current covenant additions

D) BOD Election: President-M Pulda, Treasurer-E Kalal, Secretary-J Koss

Thank you for attending

Meeting Adjourned 750pm