

2026.05.19 Oakbrook HOA Meeting

Invitees

Joe Chalupa
Ellina Robischon
Alan Bilsborough
Marcia Anderson
Kyle Roth

Ashley Hudson

Review of March Meeting and Minutes from 4/14

HOA Board Meeting Minutes

Date: 4/14/2026

Time: 6:30 PM

Attendees: Alan, Joe, Marcia, Kyle, Ashley, Shelby (joined late)

Quick Recap

- **Social Committee:** Strong interest in creating event-based or ongoing committees to shift planning from board to community volunteers, including potential student involvement for service hours.
- **Newsletter:** Delivery created meaningful resident engagement; opportunity to formalize volunteer support and light observational reporting, balanced with caution on covenant enforcement.
- **Covenants:** Ongoing concerns around enforcement consistency, particularly related to long-term decor and property issues; broader covenant updates remain under consideration.
- **Easter Egg Hunt:** Event highly successful with strong turnout; highlighted opportunity to expand community involvement and leadership.
- **4th of July Parade:** Early planning underway; fire department and police participation confirmed; additional coordination and potential volunteer involvement needed.
- **Monument Signs:** Interest in updating; current grants do not apply, but alternative funding options exist; design concepts to be explored.
- **Dues Tracking:** Lack of clear system identified; dues are annual (Jan 1) but tracking and visibility need improvement.

- **Finance:** \$1,730 collected via checks (47 payments), plus Venmo and PayPal activity; \$500 grant received for Ice Cream Social.
- **Operations:** Need for better organization of shared drive and financial records; walkthrough to be scheduled.

Key Action Items

- **Kyle and Alan:** Develop monument sign design concepts; explore vendor sponsorship opportunities; support social committee structure
- **Joe:** Continue covenant enforcement (trash, dumpster, vehicle issues); monitor 4th of July parade logistics
- **Ashley:** Schedule shared drive/financial walkthrough; provide grant info for monument updates; follow up on legal/covenant questions
- **Alan:** Initiate volunteer outreach for events (4th of July pilot); continue refining agenda/minutes system; support dues tracking clarity
- **Marcia:** Reconcile financial records; align with Ashley on tracking systems and unknown expenses
- **Board (All):** Continue development of social/event committees; support event planning; contribute to covenant and newsletter strategy discussions

Open / Ongoing

- Social committee structure and volunteer engagement model
- Covenant updates (decor, enforcement clarity, consistency)
- Newsletter delivery approach (volunteer model, digital vs physical)
- Monument sign updates and funding approach
- Dues tracking system and resident visibility
- 4th of July parade planning and delegation

5/19 Meeting Agenda

President's Report (Kyle)

- Continued focus on increasing community involvement and participation
- Discussion around volunteer committees for events and neighborhood initiatives
- 4th of July parade planning updates and volunteer coordination
- Monument sign improvement ideas and next steps (*See end of document*)
- Neighborhood communication and resident engagement efforts
- Ongoing discussion regarding covenant consistency and neighborhood appearance concerns
- Encouraging broader non-board participation in HOA activities
- Summer priorities and community-building opportunities

VP's Report/Covenant Updates (Joe)

- **Opportunity for painting covenant rules research and reminder in Joe's report**
- **Abandoned Vehicles action**
- **Landscape request**
-

Marketing Report (Ellina)

-

Treasurer's Report (Marcia)

-

Secretary's Report (Alan)

- Reminder/discussion regarding overall agenda structure and meeting approach
- Shared Drive Access, confirm all board members have access and can locate documents
- Dues Tracking Update
- Volunteer Non-Board Positions and opportunities for resident involvement
- HOA Non-Board Meetings and community participation opportunities

Events

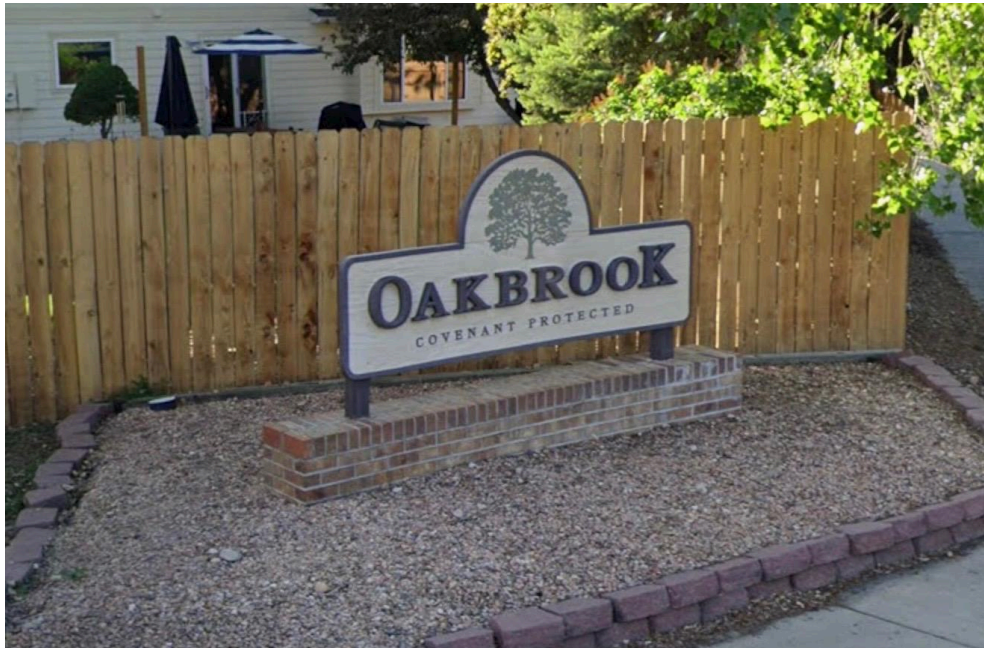
- July parade - South Suburban, pending reply if a truck can join. Joe engaged police last year as well.
 - Flier Printing - Krista McKin (sp). Fliers go door to door
 - Krista provides popsicles, possibly tent and table - need music!
 - Community members decorate individual "floats"

- Communication is newsletter, SM, Flier
- Homeowner is target audience, historically
-

Resident Growth and Retention

-

External Community Engagement





ENHANCING OUR EXISTING OAKBROOK SIGN

Simple updates that make a big difference

- Fresh paint & clean finish
- Updated landscaping
- Uplighting for visibility
- Well-maintained surroundings

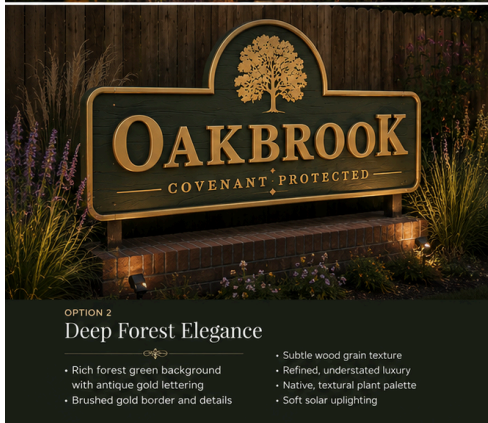


SIMPLE UPDATES • STRONGER IMPACT • WELCOMING NEIGHBORHOOD



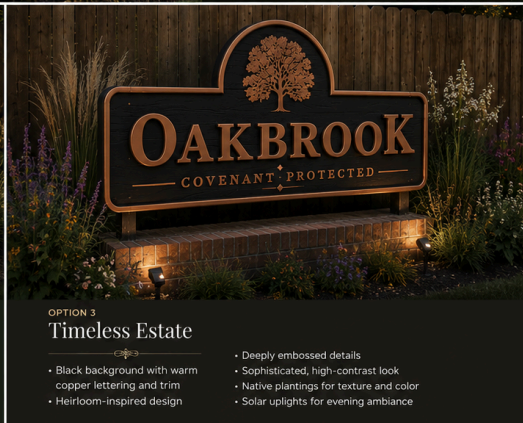
OPTION 1 Classic Heritage

- Hand-painted cream background with deep charcoal letters
- Vintage gold accent pinstripe
- Distressed wood texture for timeless charm
- Detailed oak tree graphic
- Native plantings for year-round beauty and sustainability
- Solar uplights for warm, elegant illumination



OPTION 2 Deep Forest Elegance

- Rich forest green background with antique gold lettering
- Brushed gold border and details
- Subtle wood grain texture
- Refined, understated luxury
- Native, textural plant palette
- Soft solar uplighting



OPTION 3 Timeless Estate

- Black background with warm copper lettering and trim
- Heirloom-inspired design
- Deeply embossed details
- Sophisticated, high-contrast look
- Native plantings for texture and color
- Solar uplights for evening ambience

ENHANCING OUR OAKBROOK SIGN

*Simple updates. Timeless charm.
A stronger first impression.*

- ✦ Refreshed paint & hand-finished details
- ✦ Thoughtful native landscaping
- ✦ Warm solar uplighting for visibility
- ✦ Well-maintained surroundings

CURRENT



OPTION 1: DAYLIGHT



- Cream & Gold
- Deep Brown
- Heritage Green

OPTION 2: DAYLIGHT WITH UPLIGHTING



OPTION 3: EVENING VIEW

