

MINUTES of Oakwood Meadows Homeowners Association

Meeting date: October 8th, 2014

Call to order: A Board of Directors meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on October 8th 2014. The meeting convened at 8:00, President Jim Smalley presiding, and Larry Wildt, Secretary.

Board Members in attendance:

Curt Hutchinson (excused)

Laura Leshok

Roy Meadows

Jim Smalley

Leisa Thompson

Larry Wildt

Katie Wind

Approval of minutes:

Minutes from August 20th, 2014 were corrected and approved.

Treasurer reports:

- Current bank account balances as of Sept 30th
 - Checking – \$10,366.94
 - Savings - \$16,509.82
 - Total - **\$20,876.76**

98 out of a 100 houses have paid their dues

Payment was received in full and action is being taken to remove an existing lien.

Discussion on how to handle members, that are past due on their annual dues payment.

Secretary Report

- NA

Member Inquiries

To protect the anonymity of members of our community the names have not been included.

- 1) Various concerns of alleged violations regarding a camper, trailer, garbage can and weeds and grass in a garden area

Response: The board has taken and continues to take action to discuss and resolve the concerns with the members.

- 2) The financial information on the website does not list the name of the actual law firm that checks are written to. It just states "lawyer". I need to know the law firm that the board is dealing with in regard to the lawsuit settlement.

Response: Makower Abbate PLLC

- 3) Check # 1295 was written to Leisa Thompson for electrical repairs made to the front entrance. Why was a check not written to the contractor who performed the work? It should have been paid from an invoice. Who is the company that performed the repair? I am requesting a copy of this invoice if it exists.

Response: It was an emergency repair for the front lights and payment was required at time of service. As the treasurer was at work at the time, Leisa was kind enough to use her own funds so that the repair would be completed by Triple A to get the lights working. The treasurer is currently traveling but when he returns I will be happy to email a copy of the invoice to you.

Note: A copy of the invoice was sent to the member when the treasurer was back in town.

- 4) Question regarding how OakwoodMeadows.org displayed on mobile devices

Response: Changes were made to the site settings to enable the web site to display better on mobile devices.

Board and committee reports:

Bylaw Committee

- Proposed bylaws were sent to the membership for a **vote scheduled on October 22**
- The information collected on the bylaws was for presentation to the bylaw committee. They took the insights and reviewed for inclusion or adjusting the presented materials if required. These suggestions were evaluated against the years of effort that have gone into creating the bylaws with attorney input throughout the process. The end result is that the output from the committee is now shared with the membership. The membership is evaluating the bylaw committee results.
- All active members that are eligible to vote received a ballot and associated material via the US Postal Service. If anyone feels that they should have received the ballot please contact the board.

Building Review Committee

- Walkway Request at 9820 Atwood
 - Thank you for contacting us. As the OMHOA Rules and Regulations do not specify how you must construct your walkway, feel free to construct as is in accordance to township, county and state requirements.

Pond Committee

- N/A

Welcome Committee

- Welcome new members
 - 13478 Sumac
 - 9730 Daleview

Old business:

- Update on the lawsuit

Review of the legal steps of the pump house legal case that was initiated by a previous Board of Directors. A current board member was in attendance on Sept 9th, 2014 for the court appearance, as of today, we have not received official results from the court. The unofficial report is that the defendant will be required to bring their structure into compliance by April 15th, 2015. Once we have received the official court documents, we will publish the summary of the court stipulation.

- 1) There was an initial court trial in Howell that ruled in favor of the defendant as it was a permitted use structure.
- 2) The 2013 Board of Directors disagreed with that judgment and appealed that decision to the Court of Appeals.
- 3) The Court of Appeals offered their opinion based on a review of the trial documentation. This opinion is then returned to the original trial judge in Howell for a final ruling.
- 4) As we have not receive a copy of the final ruling. The unofficial ruling from the judge is that the defendant will be required to bring their structure into compliance by April 15th 2015.

New business:

- *Motion:* by Laura Leshok to appoint Kevin Gunning as a member at large for the 2014/2015 board of directors per the Bylaws Article VII section 6 “All vacancies on the Board of Directors, however arising, may be filled by a simple majority vote of a quorum of the then acting directors, and any person so appointed to fill any vacancy shall serve as a director until the next annual meeting of the membership” **Motion carried.**
- Discussion on contacts with members regarding violations

Announcements:

Open Meeting and Holiday get together at Moose Ridge on December 11th at 7pm.

Adjournment: The meeting was adjourned at 9:00.

Larry Wildt

Date of approval: November 5th, 2014

Oakwood Meadows Homeowners Association