

Agenda of Oakwood Meadows Homeowners Association

Meeting Date: April 16, 2026

Call to order: A Board of Directors meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on April 16, 2026. The meeting convened at 7:00pm, Vice-President Robert Grand presiding.

Board Members in attendance:

- Jim Smalley
- Robert Grand
- Brian Nichols
- Larry Wildt
- Joan Shifferd

Members Attending:

- Bob & Sharon Goins
- Tom Claypool
- Dan Peterlin
- Jaclyn Tomasik
- Fritz & Joanne Bender
- Leslie Beauvais
- Gordon Ricket
- Jared Nichols
- Mark & Debbie Tomaszewski
- Del Flager
- Mike Trosell

Treasurer report:

- OakwoodMeadows.org has the current bank balances and a YTD line-item spending posted
- Current bank account balances as of April 16, 2026
 - Checking \$ 9,185.37
 - Savings \$ 16,862.75
- Annual Meeting Presentation
 - See attached

- Election Results
 - Board Members
 - Federick Bender - 39
 - John Long – 38
 - Brian Nichols – 44
 - Mark Tomaszewski – 40

- \$175 Dues Approval for 2026
 - Yes – 43
 - No – 9
 - Void - 2

Adjournment: The meeting was adjourned at 7:45 pm

Secretary: Larry Wildt

Date of approval: 4/30/2026

Oakwood Meadows Homeowners Association

Welcome Oakwood Meadows Homeowners

April 16, 2026

Annual Homeowners Association Meeting



Agenda

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Meeting Call to Order

➤ **Current Board**

Officers

- Jim Smalley President
- Open Vice President (Ken Bien resigned – moved out of OMHOA)
- Robert Grand Treasurer
- Larry Wildt Secretary

Board members at-large

- Joan Shifferd Current
- Brian Nichols Seeking re-election
- Suzan Lowe Not seeking re-election
- Brad Oyster Not seeking re-election

➤ **Meeting Process**

• **Attendees**

- Please provide member name(s) and address on sign-in sheet.
- Accurate meeting attendance records are important.

• **Questions**

- Please request to be recognized by the chair.
- Once recognized, share your comments for discussion.

The meeting will adjourn by 7:50PM

Annual Elections

➤ Voting

Homeowner members in good standing get one vote per household.

• **Candidate Nominations for Board of Directors**

- **Federick Bender** - Sub 2 member; Owner of 9765 Daleview Drive
- **John Long** - Sub 2 member; Owner of 9820 Atwood Drive
- **Brian Nichols** - Sub 1 member; Owner of 9869 Atwood Drive
- **Mark Tomaszewski** - Sub 2 member; Owner of 9721 Daleview Drive

• **Counting**

- Voting is now closed and counting will commence.
- Results will be presented later in the presentation.
- The four candidates receiving the highest number of votes will serve a two year term per the Bylaws.

Membership email contact information is essential. We never send spam.

2025 Recap

What Happened at Oakwood Meadows Last Year

Elections

- New board members elected for a 2-year term at the Annual Meeting on April 15, 2025.
 - Robert Grand, Joan Shifferd, Jim Smalley and Larry Wildt.

Restrictions

- The Sub 1 & Sub 2 restriction updates were approved on August 4, 2025.
 - Sub 1: Trailers permitted year round on driveways : Sub 2: Additional materials permitted for driveway surfaces.
 - The updated restriction documents were registered with the county & added to the HOA website.

Roads

- The road resurfacing project was approved on August 4, 2025. The township is managing this project and they approved the road resurfacing to move forward; currently scheduled for summer 2026. Check website for important updates.
- Researched numerous garbage collection services to try to reduce the number of heavy trucks on our new road surfaces. Duncan Disposal was recommended by the board and two letters were sent to all members. Communicating with Country Lane Estates too.

Financial

- The board operated within the approved budget.
- Completed and passed the CPA audit for fiscal year 2025 (April 2024 - March 2025).
- Added and completed the filing of federal tax returns as required by the IRS. First federal filing for our HOA.
- Association Dues: 99% of members paid the yearly dues by July 31. Thank you!!
 - After no response from multiple attempts, the board, unfortunately, had to resort to the lien process for collection of one past due payment. This is still unpaid.

Pond

- The swan decoys have successfully slowed down the geese and will be deployed when seasonally appropriate.
- Pond water condition maintenance completed to reduce water surface growth. Tested for contamination. No fishing signs added to restrict fishing behind members homes. Added additional budget for a 3rd treatment.

Common Area / Committees

- We continue to remove broken and fallen trees from our park areas with a focus on reducing potential safety concerns. We appreciate members help in identifying the fallen and broken trees.
- All inquires to the Board have been reviewed and closed.
- New lawn mowing service contract was agreed to for 2026 and 2027 with Sunny Days Outdoor Maintenance.

Treasurer's Report

Details are posted on your website:
oakwoodmeadows.org

OMHOA Financial Statement for 2025 to 2026

April 2025 to March 2026 Financial Summary		
Opening Bank Balances 4/01/2025	Checking	\$11,242.83
	Savings	\$16,859.26
	Total Beginning Balance	\$28,102.09
Deposits		
	Checking	\$15,855.00
	Savings	\$0.00
	Interest	\$8.49
	Total Available Funds	\$43,965.58
Expenses		
	Less Checking Expenses	\$17,911.46
	Less Savings Expenses	
YTD End Balance		\$26,054.12
Year End Balance 3/31/2026		
	Checking	\$9,186.37
	Savings	\$16,867.75
	Total Ending Balance	\$26,054.12

Treasurer's Report (continued)

Spending to Budget Review

Treasurer Report

April 1, 2025
to
March 31, 2026

Management of the Five HOA Common Areas averages 89% of the Board's Yearly Expenses:

- Grass Cutting
- Brush & Tree Removal
- Front Entrance
- Pond
- DTE
- Insurance
- Financial Management

Oakwood Meadows HOA Budget Summary April 2025 to March 2026			
Item	Budget	Spending	Category
Association Costs			
Insurance	\$1,700.00	\$1,758.00	Insurance
Office Expense (supplies)	\$750.00	\$774.74	Office Expense
P.O. Box	\$188.00	\$188.00	PO Box
Website (3 years)	\$20.00	\$15.00	Website
Michigan Annual Report	\$20.00	\$20.00	Michigan Annual Report
Bank Fees	\$0.00	\$15.00	Bank
Legal Fees - General	\$830.00	\$830.00	Legal - General
Mileage	\$0.00	\$0.00	Mileage
DTE Energy	\$330.00	\$316.70	DTE
CPA	\$1,100.00	\$1,100.00	CPA
Management Committees			
Grass Cutting	\$5,200.00	\$4,698.00	Grass - Cutting
Front Entrance Maintenance	\$500.00	\$496.25	Front Entrance - Maint
Common Area Brush and Tree Removal	\$4,100.00	\$4,100.00	Brush & Tree Removal
Spring & Fall Cleanup	\$0.00	\$0.00	Spring & Fall Cleanup
Weed & Feed	\$0.00	\$0.00	Grass - Weed & Feed
Emergency Maintenance	\$400.00	\$400.00	Emergency Maintenance
Park Improvement	\$0.00	\$0.00	Park Improvement
Pond Committee			
Weed Control	\$2,650.00	\$2,650.00	Pond - Weed Control
Water Testing (Health Purposes)	\$100.00	\$80.00	Pond - Water Testing
Swans & Misc. Stuff for Pond	\$0.00	\$49.77	Pond - Misc. Supplies
Fish	\$0.00	\$0.00	Pond - Fish
Operating Fund			
Liens Filed	\$0.00	\$420.00	Legal - Liens
Member Event	\$200.00	\$0.00	Member Event
Total		\$18,088.00	\$17,911.46

Treasurer's Report
(continued)

Check Register
April 1, 2025
to
March 31, 2026

Payment Registry Summary: April 2025 to March 2026

	Totals	\$17,911.46	
Check # / Transaction #	Date	Amount	Category
1712	3/15/25	\$80.00	Pond - Water Testing
Bill Pay DTE ENERGY Conf #13	4/6/25	\$27.69	DTE
1713	4/15/25	\$41.32	Office Expense
1714	4/18/25	\$219.00	Office Expense
1715	4/23/25	\$64.45	Front Entrance - Maint
1716	5/4/25	\$31.80	Front Entrance - Maint
Bill Pay DTE ENERGY Conf #14	5/6/25	\$28.24	DTE
Bill Pay DTE ENERGY Conf #15	6/2/25	\$26.00	DTE
1717	6/9/25	\$1,044.00	Grass - Cutting
Bill Pay DTE ENERGY Conf #16	7/7/25	\$25.50	DTE
1718	7/6/25	\$696.00	Grass - Cutting
1719	7/24/25	\$15.00	Website
Check Returned Fee	7/21/25	\$15.00	Bank
1720	8/5/25	\$870.00	Grass - Cutting
1721	8/5/25	\$20.00	Michigan Annual Report
Bill Pay DTE ENERGY Conf #17	8/5/25	\$25.74	DTE
1722	8/15/25	\$188.00	PO Box
1723	8/15/25	\$420.00	Legal - Liens
1724	8/25/25	\$4,100.00	Brush & Tree Removal
		\$400.00	Emergency Maintenance
		\$400.00	Front Entrance - Maint
1725	8/25/25	\$49.77	Pond - Misc. Supplies
1726	9/5/25	\$696.00	Grass - Cutting
Bill Pay DTE ENERGY Conf #18	9/5/25	\$26.09	DTE
1727	9/15/25	\$138.86	Office Expense
1728	9/15/25	\$480.00	Legal - General
1729	9/17/25	\$15.60	Office Expense
Bill Pay DTE ENERGY Conf #19	10/3/25	\$25.46	DTE
1730	10/3/25	\$522.00	Grass - Cutting
1731	10/16/25	\$350.00	Legal - General
1732	10/20/25	\$2,650.00	Pond - Weed Control
1733	11/4/25	\$870.00	Grass - Cutting
Bill Pay DTE ENERGY Conf #20	11/4/25	\$21.66	DTE
1734	11/15/25	\$1,100.00	CPA
Bill Pay DTE ENERGY Conf #21	12/8/25	\$22.17	DTE
Bill Pay DTE ENERGY Conf #22	12/15/25	\$1,758.00	Insurance
Bill Pay DTE ENERGY Conf #23	1/5/26	\$22.44	DTE
1735	1/11/26	\$13.72	Office Expense
Bill Pay DTE ENERGY Conf #24	1/28/26	\$22.93	DTE
1736	2/6/26	\$90.54	Office Expense
Bill Pay DTE ENERGY Conf #25	3/6/26	\$21.39	DTE
1737	3/10/26	\$255.70	Office Expense
Bill Pay DTE ENERGY Conf #26	3/6/26	\$21.39	DTE

Treasurer's Report (continued)

Budget Comparison

Item	FY2026 (Original)	FY2026 (Final)	Comments	FY2027 (Approved)	2027 vs 2026 (final) Delta	Comments
Association Costs						
Insurance	\$1,700.00	\$1,700.00		\$1,800.00	+\$100.00	Insurance price increases
Office Expense (supplies)	\$750.00	\$750.00		\$600.00	-\$150.00	Reduced costs by member printed mailings
P.O. Box	\$170.00	\$188.00	PO Box price increase	\$190.00	+\$2.00	
Website	\$20.00	\$20.00		\$20.00	\$0.00	
Michigan Annual Report	\$20.00	\$20.00		\$20.00	\$0.00	
Bank Fees	\$0.00	\$0.00		\$0.00	\$0.00	
Legal Fees - General	\$500.00	\$830.00	Additional legal fees for updating restrictions	\$0.00	-\$830.00	None planned
Mileage	\$0.00	\$0.00		\$0.00	\$0.00	
DTE Energy	\$330.00	\$330.00		\$370.00	+\$40.00	Slight DTE increases
CPA	\$700.00	\$1,100.00	Filing federal tax retrun (3 years total) + financial audit	\$850.00	-\$250.00	Yearly federal tax filing & financial audit
Management Committees						
Grass Cutting	\$5,200.00	\$5,200.00		\$5,150.00	-\$50.00	Basically the same costs as last year.
Front Entrance Maintenance	\$500.00	\$500.00		\$500.00	\$0.00	
Common Area Brush and Tree Removal	\$3,000.00	\$4,100.00	Tree trimming additional costs	\$3,000.00	-\$1,100.00	\$3000 has been our standard yearly estimate
Spring & Fall Cleanup	\$0.00	\$0.00		\$0.00	\$0.00	
Weed & Feed	\$0.00	\$0.00		\$0.00	\$0.00	
Emergency Maintenance	\$400.00	\$400.00		\$400.00	\$0.00	
Park Improvement	\$0.00	\$0.00		\$0.00	\$0.00	
Pond Committee						
Weed Control	\$2,400.00	\$2,650.00	Price increase for the same treatment servcie	\$4,000.00	+\$1,350.00	Added a 3rd yearly treatment per pond committees recommendation
Water Testing (Health Purposes)	\$100.00	\$100.00		\$100.00	\$0.00	
Swans & Misc. Stuff for Pond	\$0.00	\$0.00		\$0.00	\$0.00	
Fish	\$0.00	\$0.00		\$0.00	\$0.00	
Operating Fund						
Liens Filed	\$0.00	\$0.00		\$0.00	\$0.00	
Member Event(s)	\$200.00	\$200.00		\$0.00	-\$200.00	No planned member event.
Yearly Totals	\$15,990.00	\$18,088.00		\$17,000.00	-\$1,088.00	

Treasurer's Report (continued)

➤ Financial Review

2025 Fiscal Year

- Michigan Community CPA
 - Our previous CPA firm was sold and discontinued their service. After much research, we choose Michigan Community CPA as our new financial firm for yearly reviews and federal tax returns.
 - On November 4, 2025, Michigan Community CPA reported the financial review results for the 2025 fiscal year for April 1, 2024 to March 31, 2025. No findings were found.
 - They filled out the necessary federal tax returns per the IRS requirements for FY2025 as well as the previous two years. This was the first federal filing for our HOA.

2026 Fiscal Year

- Michigan Community CPA will perform the next review for the 2026 fiscal year for April 1, 2025 to March 31, 2026 along with the federal tax returns.
- It is planned to be completed by July 15, 2026.

The board will continue the annual financial review practice by an outside firm to ensure continued compliance with the Bylaws.

Committee Reports

➤ **Pond Committee**

- Water quality testing is planned to be performed in May / June.
- Water treatment is planned to be performed up to three times per year. Additional budget for a 3rd treatment was added.
- Two pairs of floating Swan decoys are deployed near both ends and near the middle of the pond as a geese deterrent system.

➤ **Building Committee**

- Two member proposals were reviewed and approved. All items are closed.
- Please be sure to contact the committee before you start. Thank you.
 - We'll review all proposals for potential conflicts with the restrictions that might result in a violation.
 - After our review is approved, you still **MUST** review your proposal regarding local township requirements.

➤ **Safety Alert**

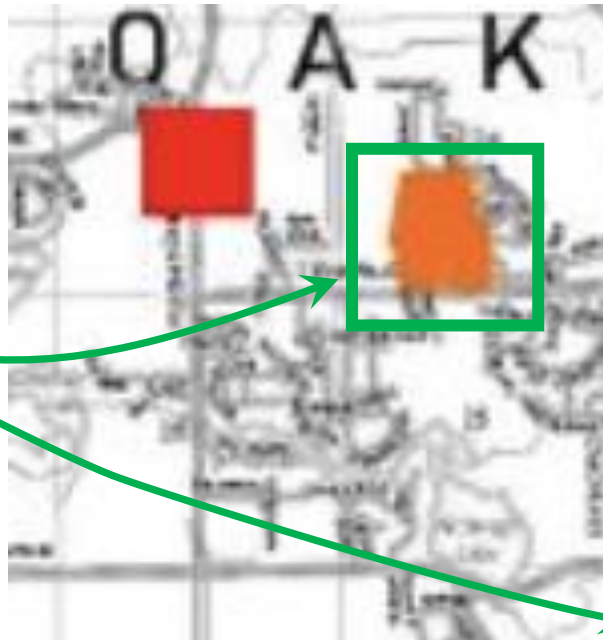
- Please be aware of your vehicle speed in the subdivision.

Committee Reports (continued)

➤ Roads

Road Resurfacing Project

- The road resurfacing project with the township was approved on August 4, 2025.
- After reviewing the ballot results with the township, they agreed to move forward and began their official review / approval process. It has now passed all their review steps and moved forward securing the financial bond for the 96 HOA members.
- Our subdivision roads are on the 2026 Livingston County Road Commission 2026 Project List (see below) - <https://livingstonroads.org/projects/>
- Check the HOA website for important updates (<https://www.oakwoodmeadows.org/>).



2026 PROJECTS

RECONSTRUCTION/FEDERAL AID

- Whitmore Lake Road - S of Maltby Rd to Silver Lake Rd
- Grand River Avenue at Kensington Road Intersection
- Rushton Road at Doane Road Intersection Realignment
- Maltby Road - Scranton Rndbt to Whitmore Lk Rd
- Pinckney Road (D-19) - Swarthout Rd to Rush Lk Rd
- Whitmore Lake Road at Winans Lake Road Roundabout
- Golf Club Road at Eager Road Roundabout

ASPHALT REHABILITATION

- Kensington Road at Jacoby Road Roundabout
- Eight Mile Road - Twp Line to Whitmore Lk Rd
- Main Street - Co Line to N Shore Dr
- Maltby Road - Hamburg Rd to Scranton Rndbt
- Brighton Road - Chilson Rd to Pavement End
- Clifford Road - Brighton Rd to Filbert Dr
- Center Road - Runyan Lk Rd to Hartland Rd
- Faussett Road - Linden Rd to McGuire Rd
- Tiplico Lake Road - M-59 to Briar Hill Dr
- Blaine Road - E Peterson Dr to Lake Pines Dr
- Hamburg Road - M-36 to Huron River Bridge + Rndbt
- Argentine Road - Cohoctah Rd to Lovejoy Rd
- Doyle/Unadilla/Church Roads - Livermore Rd to M-106
- Old US-23 Road - M-59 to Crouse Rd
- Westridge Drive - Maltby Rd to Lee Rd
- Pine Bluff Drive - Strawberry Lk Rd to End
- Forest View Sub - Genoa Twp
- Lakeshore Village Sub - Brighton Twp

Oakwood Meadows 1 & 2 Sub - Green Oak Twp

BRIDGE AND CULVERT

- Marr Road Bridge - Full Replacement over S Br Shiawassee River
- Jones Road Bridge - Full Replacement over Bogue Creek
- Munsell Road Bridge - Full Replacement over Mid Br Red Cedar River
- McCabe Road Bridge - Full Replacement over Huron River

GRAVEL ROAD IMPROVEMENTS

- Maxwell Road - Owosso Rd to Flemming Rd
- Owosso Road - Sherwood Rd to Hayner Rd
- Beck Road - Latson Rd to Chilson Rd
- Hubert Road - Herbst Rd to Pavement
- Van Riper Road - Cemetery to RR Tracks
- Cemetery Road - Grand River Ave to RR Tracks
- Hogback Road - Grand River to RR Tracks
- Converse Road - Stow Rd to Nicholson Rd
- Crandall Road - Burkhart Rd to Allen Rd
- Brighton Road - D-19 to Twp Line
- Argentine Road - M-59 to Golf Club Rd
- Brophy Road - Argentine Rd to Bachelor Dr
- Foley Road - Mabley Hill Rd to Hartland Rd
- Marr Road - Oak Grove Rd to Fisher Rd
- Dutcher Road - Lange Rd to Munsell Rd
- Coon Lake Road - Bradley Rd to Bull Run Rd
- Dexter Townhall Road - Tiplady Rd to Co. Line
- Tiplady Road - Toma Rd to Dexter Townhall Rd
- Toma Road - Patterson Lk Rd to Co. Line

Committee Reports (continued)

➤ **Roads: Common Trash Removal Company Request**

To preserve our upcoming new roads, the board would like to reduce heavy truck traffic through our neighborhood. Oakwood Meadows HOA has at least six trash collection companies and 10+ heavy trucks on our roads every week. To keep our roads in good shape for as long as possible, ***the Board is recommending everyone consider using the same trash collection company. We have done the research and recommend the following:***

Duncan Disposal

Please call them at (734-488-7274) or visit their website at: <http://www.getduncan.com/oakwood>

Duncan's Quarterly Trash Collection Rates

- \$48/quarter for trash pickup only
- \$60/quarter for trash pickup and weekly 18 gallon small bin recycling
- \$66/quarter for trash pickup and weekly 96 gallon roller bin recycling
- Senior discount of \$2/month on top of the above HOA discounted rates

Summary

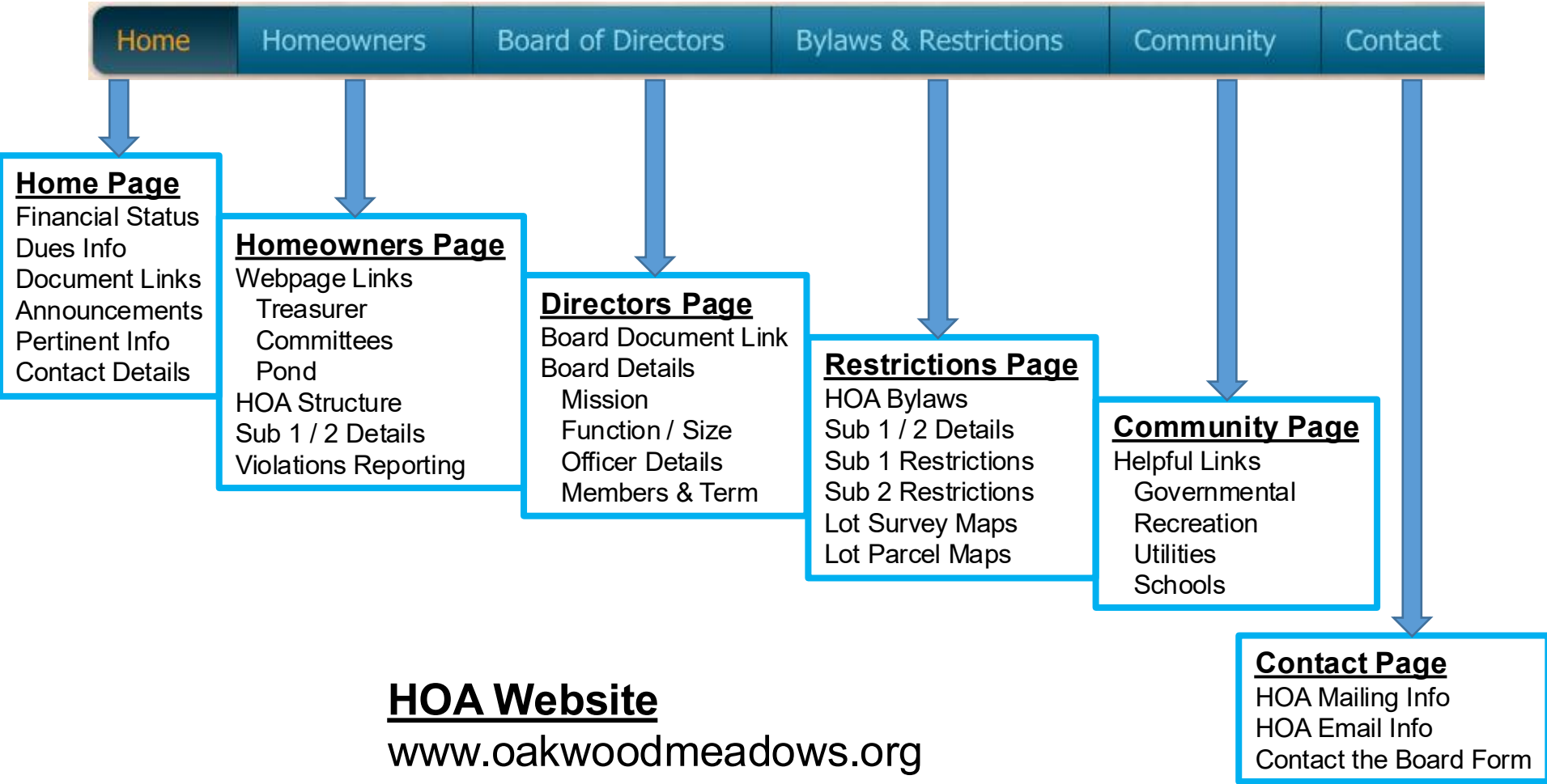
- Weekly trash collection for a large 96 gallon roller bin
- Weekly recycling options: two different size bins and rate plans to meet everyone's needs
- Weekly pickup of up to three additional trash bags at no additional cost
- Yard waste pickup option charged on a monthly basis, saving you money since all other companies charge on an annual basis

Country Lane Estates has over 85% participation.

Committee Reports (continued)

➤ Mobile Friendly Website Summary

- Easily accessed by smartphone, tablet, or Laptop / Mac browser.



Annual Elections Results

➤ Voting Results

- Board Members (top 4 serve a 2-year term)
 - Federick Bender : 39
 - John Long : 38
 - Brian Nichols : 44
 - Mark Tomaszewski : 40
- \$175 Dues Approval for 2026
 - Yes : 43
 - No : 9
- Unusable Ballots
 - Void : 2

➤ Officers (President, Vice President, Secretary, Treasurer)

- The eight member board selects the four officer positions at the first meeting following this annual meeting.

Homeowners Open Discussion

➤ **Open Discussion**

- Please request to be recognized by the Chair.
- Please limit your question or comments to two (2) minutes.
- The Board will respond and/or take note of the question/comment for future review and possible actions.

Summary

➤ Reminder

- Please use your website: www.oakwoodmeadows.org

To Contact the Board

Website Contact Page has
HOA Mailing Info
HOA Email Info
Contact the Board Form

To Review Your Restrictions

Website Restrictions Page has
HOA Bylaws
Sub 1 / 2 Details
Sub 1 & 2 Restrictions Documents
Lot Survey Maps & Lot Parcel Maps

➤ Association Dues

- Please remember **dues of \$175** are to be **paid by June 1.**

Thank You for Attending!!

- Motion to adjourn meeting... 2nd.
- Meeting Adjourned.