

Welcome Oakwood Meadows Home Owners Annual Meeting - April 18, 2016



Please sign in,
You can drop your ballot in the basket by the sign in sheet

Sign in Sheet, Ballots

- Sign in Sheet – records meeting attendance
- Ballots – place in container or hold until after candidate introduction, complete revised ballot (old one will be returned / discarded)

Meeting Agenda –April 18th, 2016

- **Call to Order**
- **President**
 - Meeting process
 - Comments 2015
- **Approval of minutes – Corrected and approved – posted on website**
- **Treasurer Report – Balances as of 4/1/2016**
 - Checking 10,439.54
 - Savings 16,521.22
 - Total 26,960.76
- **Board and committee Reports**
 - Pond
 - Building
 - Restrictions – Sub 2
 - Roads
 - Communication
- **Annual Election for Board and Budget**
 - Introduction of Candidates
 - Last call for Ballots
 - Meeting suspended during counting process
- **Meeting reconvened - Results**
- **Membership - Open discussion**
- **Meeting adjourned - we must leave the building by 9:00PM**

Meeting Process Reminder

- Please wait for recognition from chair before expressing comments or wait until the open discussion segment
- Voting - Meeting will be suspended during the vote counting process and reconvened at the conclusion to communicate the results
- Tie Vote
 - If more than two people tie for the top four positions (2 Year term)
 - Member's present get one vote per household
 - Results are by highest four will receive two year term per By-Laws
- The 8 member Board selects officers
- Meeting room must be cleared by 9:00PM

President Comments

Timeline – What happened this year?

New board members elected –	April 16, 2015
Website	Updated min every 2 months
Inquires to Board – Potential violations	All Closed
Sub 1 Restriction update	Passed – June 11, 2015
Fish added to Pond	May 13
350 bluegill, 30 channel catfish, 70 bass, 8000 minnows	
Pond Treatment	
Added flowering tree front entrance	
Repaired entrance lights	
Sub 2 survey – 45 responses	Sept 2015
Sub 2 Restrictions draft review	April 12, 2016
Annual Meeting	April 18, 2016

President Comments – More to Come

- Restrictions being updated –
 - Sub 2, Drafting updates,
 - Reviewing with Sub 2 membership for refinement
- 99 percent of dues paid – THANK YOU goes to the membership for paying prior to the years end.
- Continue to investigate best path for road repair
- We look forward to continuing progress for our association.
- Thank you for your support

Treasure Report – Details posted on oakwoodmeadows.org

Oakwood Meadows - Cash Flow for 2015

Bank		
Balance	1/1/2015	
	checking	3,528.25
	savings	16,511.73
	total	20,039.98
Deposits in		
2015	checking	17,075.00
	savings	0.00
	interest	6.34
	total available funds	37,121.32
	Less expenses	8,110.81
	Balance	29,010.51

Compare Balance to the balance on the Bank Statement

Bank		
Balance	1/1/2015	
	checking	12,492.44
	savings	16,518.07
		29,010.51

Treasure Report

Oakwood Meadows - Check Register for 2015

Date	Number	Description	Amount
12/12/2014	1331	Bogan Agency Ins	\$1,547.00Insurance 114674-14945578-14 to cover 2015
1/7/2015	1332	Register of Deeds	\$14.00Leins Filed - Discharge of lien
1/7/2015	1333	DTE	\$72.23acct ...0286 & ...018
1/7/2015	1334	D&G Nature's Way	\$428.64weed and feed for commons in 2015 late spring
1/7/2015	1335	Larry Wildt	\$127.07godaddy annual registration
2/5/2015	1336	Roy Meadows	\$58.80stamps for the nominating committee
2/17/2015	1337	Dan Micallef	\$175.00removal of dead diseased deer from the commons area
2/19/2015	1338	DTE	\$73.67acct ...0286 & ...018
3/24/2015	1339	DTE	\$64.71acct ...0286 & ...018
3/25/2015	1340	Larry Wildt	\$49.99printing of ballots and envelopes
3/25/2015	1341	USPS	\$68.60Stamps for ballots
4/2/2015	1342	DTE	\$54.30acct ...0286 & ...018
4/16/2015	1343	state of michigan	\$75.00pond treatment permit
4/21/2015	1344	Larry Wildt	\$29.67labels
5/1/2015	1345	DTE	\$56.37acct ...0286 & ...018
5/13/2015	1346	Stoney Creek	\$471.00Fish
5/4/2015	1347	USPS	\$49.00postage for mailing the dues assessment
5/7/2015	1348	Milford Gardens	\$410.40Daleview entrance tree
5/7/2015	1349	Home Depot	\$12.594 buckets for watering the tree and transporting fish
5/21/2015	1350	USPS	\$46.20Stamps for sub 1 restriction ballots
6/2/2015	1351	DTE	\$49.35acct ...0286 & ...018
6/8/2015	1152	Lawn Guru	\$155.00Lawn mowing
6/8/2015	1153	Cooper & Riesterer	\$80.00lawyer fees
	1154	VOID	
6/25/2015	1155	Cooper & Riesterer	\$40.00lawyer fees
6/27/2015	1156	DTE	\$46.30acct ...0286 & ...018
7/14/2015	1157	state of michigan	\$20.00non profit corp annual report
7/14/2015	1158	Lawn Guru	\$1,395.00Lawn mowing
7/24/2015	1159	Larry Wildt	\$31.00Survey Printing
8/2/2015	1160	DTE	\$50.98acct ...0286 & ...018
8/14/2015	1161	Lawn Guru	\$620.00Lawn mowing
8/14/2015	1162	Post Office	\$56.00PO Box rental
9/9/2015	1163	DTE	\$46.07acct ...0286 & ...018
9/9/2015	1164	Lawn Guru	\$775.00Lawn mowing
9/15/2015	1165	Post Office	\$19.60stamps
9/15/2015	1166	Cooper & Riesterer	\$80.00lawyer fees
9/24/2015	1167	Post Office	\$76.80stamps for survey
10/14/2015	1168	Cooper & Riesterer	\$160.00lawyer fees
10/14/2015	1169	DTE	\$49.27acct ...0286 & ...018
10/14/2015	1170	Lawn Guru	\$620.00Lawn mowing
10/14/2015	1171	Larry Wildt	\$107.09office supplies, surveys
10/28/2015	1172	AAA Repair	\$1,250.00street lamp repair
10/29/2015		Check order charge	\$46.11
12/7/2015	1173	DTE	\$116.77acct ...0286 & ...018
12/7/2015	1174	D&G Nature's Way	\$428.642016 prepayment
12/7/2015	1175	Lawn Guru	\$620.00Lawn mowing
12/7/2015	1176	Cooper & Riesterer	\$80.00lawyer fees
1/5/2016	1177	Cooper & Riesterer	\$135.00lawyer fees

waiting on an invoice for the pond treatment ~\$2,000

Total amount of the checks
written for 2015

\$9,491.22

Treasure Report - Budget

OMHOA Proposed budget for 2016

2016 Propsed Budget

Association Basic

Insurance	\$1,600.00
Office Expense (supplies)	\$600.00
Phone Messaging service	\$120.00
P.O. Box	\$60.00
Website	\$130.00
Michigan Annual Report	\$20.00
Bank Fees - print checks	\$100.00
Legal Fees	\$1,000.00
General	\$1,000.00
Mileage	\$0.00
DTE Energy	\$700.00

Management Committee

Grass Cutting	\$4,200.00
Front Entrance Maintenance	\$300.00
Weed & Feed	\$900.00
Equipment rental	\$100.00
Emergency Maintenance	\$300.00

Pond Committee

Weed Control	\$2,400.00
Water Testing	\$100.00
Fish	\$200.00
Misc Supplies	\$200.00

Operating Fund

Leins Filed	\$0.00
Annual Picnic	\$0.00
Member Event(s)	\$400.00

\$14,430.00

Committee Report

- Pond committee – Roy
 - Addition of fish
 - Pond treatment
 - Completed - Celebration at the pond to put the fish – children bring your buckets!
 - Completed - Removal of No Parking signs in front of pond – improve utilization
- Building Committee – Jim
 - Please be sure to contact the committee before you start
 - We review for restriction violations
 - You still need to review local requirements

Committee Report

- **Restrictions – Sub 2** - Jim

- Approach – used previous efforts and communicated desires, comparing current to proposed, clarify language and update requirements
- Reviewing draft by Sub 2 membership
 - First review – April 12
 - Second review – May 10 or 24 – locking in location and room
- Revised draft based on membership input
- Review with lawyer
- Open meeting for Sub 2 – proposal
- Update if required – updates cleared by lawyer
- Define voting process – entire document or by sections
- Establish vote date and complete vote
- If pass (requires 2/3 of Sub 2) register new restrictions
- If rejected – solicit feedback for revisions

Committee Report – Roy / Laura

- **Roads** - We do not own the roads or the drains.
 - Livingston County Road Commission stated in 2014 that there are no plans for repaving the roads.
 - We have had several estimates ranging from \$800K to \$1,000K
 - We need to pass a vote of > 50% that agree to proceed with roads
 - No houses with driveway on ten mile included
 - If passed, county will refine repair estimates, and plan next steps
 - We need to decide if we want the Board to pursue road resurface activities – i.e. mailings, vote collection, negation – currently not in scope of the Board responsibilities. This cost of the roads would be added to your taxes.
- We encourage membership to contact the Road Commission directly on pot holes.

Committee Report – Jim / Larry

Communication – Committee - Jim

- Proposed – Board cell phone – pay as you go
- Held by one Board member to collect membership Concerns and issues.
- Not for outgoing calls
- Intent to speed up notification question process
- Access to all
- Identified in Budget
- Do we want it?

Web Site – Committee - Larry

The screenshot shows the website for Oakwood Meadows. The header is dark brown with the title "Oakwood Meadows" in white. Below the title is a navigation menu with links: HOME (highlighted in green), HOMEOWNERS, BOARD MEMBERS, BYLAWS AND RESTRICTIONS, EVENTS / MEETINGS, COMMUNITY, CONTACT, and GALLERY. The main content area is light gray and contains three columns of text. The first column is titled "Meeting Minutes" and says "Minutes for March have been posted!". The second column is titled "Check out the [Upcoming Events](#)". The third column is titled "Roads" and says "the Livingston County Road Commission is responsible for maintenance on all county roads. They were contacted and filled the potholes." Below this is a section titled "Committees" with the sub-heading "We need volunteers" and the text "Contact us if you would like to volunteer to be on a committee. We are looking for people to join the Pond, Events, Building Review, Garage Sale and Front Entrance Committees." A blue oval highlights the text "To report a pothole in Livingston County, call the Livingston Country Road Commission's maintenance department at 517-546-4250" in the "Roads" section.

Oakwood Meadows

HOME HOMEOWNERS BOARD MEMBERS BYLAWS AND RESTRICTIONS EVENTS / MEETINGS COMMUNITY CONTACT GALLERY

Meeting Minutes
Minutes for March have been posted!

Check out the [Upcoming Events](#)

Roads
the Livingston County Road Commission is responsible for maintenance on all county roads. They were contacted and filled the potholes.

Committees
We need volunteers
Contact us if you would like to volunteer to be on a committee. We are looking for people to join the Pond, Events, Building Review, Garage Sale and Front Entrance Committees.

To report a pothole in Livingston County, call the Livingston Country Road Commission's maintenance department at 517-546-4250

Annual Election for Board and Budget

- Voting – By notification of the President - Meeting is suspended during the vote counting process and will reconvened at the conclusion to communicate the results and continue the meeting
- Tie Vote
 - If more than two people tie for the top four positions (2 Year term)
 - Member's present get one vote per household
 - Results are that the highest four will receive two year term per By-Laws
- Meeting Suspended for counting

Meeting is reconvened - called to order
- please be seated

- Voting Results
- Budget vote results

Membership Discussion

- Please wait to be recognized by the Chair
- Limit your question or comment to (2) minutes
- Board will respond and or take note of comments for future review and actions.

Additional New Business

- **Other new Business????**

Summary

- Meeting of membership for Roads
- Reminder - Use Web site for Board contact
- Review of Sub 2 restrictions – **Sub 2, May 10 or 24**
- Assessments due **June 1st - \$135**

- **Thank You for attending!**

- Motion to adjourn meeting, 2nd
- Meeting Adjourned