

Agenda of Oakwood Meadows Homeowners Association

Meeting date: August 28th, 2016

Call to order: An Annual meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on August 28th, 2016. The meeting convened at 7:10, President Jim Smalley presiding, and Larry Wildt, Secretary.

Board Members in attendance:

Laura Leshok
John Long
Roy Meadows
Jim Smalley
Leisa Thompson
Larry Wildt

Approval of minutes:

Minutes from July 28th 2016 were corrected, approved and posted on OakwoodMeadows.org.

Treasurer report:

- 93 members have paid
- Review of how to reach out to the 7 remaining members
- Spending from January 1st, 2016 to August 21st is \$7,066.40
- Current bank account balances as of August 21st, 2016
 - Checking \$ 16,629.69
 - Savings \$ 16,523.74

Board and committee reports:

Pond

Pond is looking good; we will have it surveyed if an additional treatment this year is needed.

Lawn

The lawn service has been going well this year

Roads

For the township, a survey signed by at least 51 members would be needed for them to discuss the road conditions with us. We need to understand from them what a member signing that survey would mean.

Sub 2 Restrictions

There have been 3 meetings and the document is being updated with the feedback. The updated sub 2 restriction document will be circulated to the membership for an additional round of collaboration of the overall document.

Unfinished Business

N/A

New business:

N/A

Announcements:

- N/A

Adjournment: The meeting was adjourned at 8:10.

Larry Wildt

Date of approval: 9/24/2016

Oakwood Meadows Homeowners Association

Addendums

Member Comments from June 12th to August 28th

July 4

the date and location for the next Sub 2 restriction meeting will be finalized this week and an email notification will be sent along with being posted on the OakwoodMeadows.org web site.

regards,
Larry Wildt
OMHOA Secretary

On Sat, Jul 2, 2016 at 6:47 PM, Thanks for responding finally.

However, to expect that we pay our dues on time, and rightfully so, then sitting on it for two months is not good management practice. And it does not help with your image as our Board.

Had it been in reverse when we were on the board most of you would had been all up in arms, and in our faces. Mrs xxx would have led the pack!!

I would like to know too please when the next sub 2 restriction meeting will be held.

Thank you,

On Jul 2, 2016, at 1:39 PM

Hi,

Thanks for reaching out to us. Roy just deposited the check.
Sorry for any inconvenience.

Larry Wildt
OMHOA Secretary

On Wed, Jun 22, 2016 at 7:21 PM,

Larry,

My husband sent in our dues payment within a week or so of getting the billing. Roy has not cashed it apparently, as it has not cleared our bank yet.

Can you please check on this. This does not bode well with us for obvious reasons.

Thank you,

The board has reviewed the alleged violations and based on our evaluation in reviewing the yards and of the sub 2 restrictions the 2 areas mentioned are deemed not in violation of restriction #18 regarding yard maintenance.

Regards,
OMHOA Board

On Thu, Jul 7, 2016 at 10:25 AM, <donotreply@godaddy.com> wrote:

Name:

Email:

Subject:

Restriction violations

Message:

I have a complaint on two homeowners for restriction violations regarding lot maintenance #18 of Sub 2 Restrictions. "All lots in the Subdivision shall be kept trim and the grass mowed and free of debris. The Association shall notify a lot owner of any violation thereof and after a reasonable time may have debris removed at the cost of the lot owner." The first is at xxx Sumac. The homeowner has debris & weeds as high as four ft. in the southwest corner of the rear yard. No clean up or maintenance has ever been done in this area of the property. The second violation is at xxx Daleview Dr. Weeds & debris are located on the northwest corner of the rear yard. Also no maintenance has been done to this area of the lot. Not only does this create an eyesore it also devalues said properties but also surrounding property. If these homeowners do not wish to make the effort to remedy this situation then it is the responsibility of the Association to have it taken care of.

This message was submitted from your website contact form:

<http://www.oakwoodmeadows.org/contact.html>

Hi

Thanks for letting us know, I will pass along to the person that works with the lawn company

regards,
Larry

On Mon, Jul 25, 2016 at 5:54 PM, r. Wildt,

We received our association fee bill and our note welcoming us to the neighborhood. Thanks.

We will remit our payment this week.

Questions:

We have a common area behind our home. For years, Landscaping services have collected broken and discarded branches and piled up around a tree, behind our home. No other home with the community property has this discarded refuse behind their homes, that I can see. I was informed by neighbors that when broken branches fall, the lawn service discards these here. I find this unacceptable, and would like to know how this should be handled through the association. You are welcome to come over and see the large pile, that has accumulated for at least a couple of years now. I watched today as the landscapers mowed around this pile.

Also, a large branch fell from one of the cotton wood trees between the neighbors house and mine. I has been here this morning, it is a community tree, yet, the branch was not removed by the landscaping company the association has contracted. How should this be handled.

You may not be the person who can answer this, so please forward to the appropriate committee member to address. As with any council and association where fees are required, I would sincerely appreciate a fast response which leads to resolve.

Acknowledging receipt of your email.

As per the violation reporting steps outlined on the OakwoodMeadows.org web site, the process was initiated and we noticed that as of today it has been remedied.

Regards,
Larry Wildt
OMHOA Secretary

On Thu, Aug 11, 2016 at 3:38 PM, <donotreply@godaddy.com> wrote:

Name:

Email:

Subject:

Restriction violations

Message:

A violation of #22 Trailers, Trucks & Commercial Vehicles has occurred more than once at 9746 Ponderosa this summer. The xxxxs have a motorhome that has been parked in the driveway & is on jacks. I believe they have been contacted in the past about the same violation. Also what is the status of my complaints on yard maintenance at xxx Sumac & xxxx Daleview?

The Home page of OakwoodMeadows.org has a link to the Treasurer's report which contains the line items. Your other comments have been passed along to the members of the Board

Regards,
Larry Wildt
OMHOA Secretary

On Sun, Aug 21, 2016 at 8:58 PM, Larry
Thank you for the response. You did not answer my question. Saying that an open meeting will be in Sept or Oct is vet vague. Set a date. Announce it

The financials are NOT on the website. You have totals but not line items.

The minutes have not been published in a timely manner.
Many items of the meetings obviously are omitted. You need to be open.

On Aug 21, 2016, at 7:28 PM,

We are planning on an open board meeting in the September or October time frame. This is a meeting where active members can participate.

The board that was elected in 2014, put in place a process where the financial information of account balances and the details of the checks are published on the OakwoodMeadows.org website at a minimum of every 2 months. These records are on the web site and published back to 2014.

Regards,
Larry Willdt
OMHOA Secretary

On Fri, Aug 19, 2016 at 1:20 PM, <donotreply@godaddy.com> wrote:

Name:

Email:

Subject:

minutes

Message:

Larry Who, other than the board, was June meeting? Why wasn't this an open meeting? When is the next open meeting? I am requesting that the board publish the checks on the website. Who it was written to, the amount and the reason. Thank you Sharon

For items 1,2,3 please refer to this section of the bylaws for the Oakwood Meadows Homeowners Association. This applies to all members of the Association.

Bylaws 7.0.2

2) Establish a vote on the annual assessments for each membership lot to be approved by a majority vote of the members in good standing at each annual meeting. All annual assessments shall be due and payable on the first day of each fiscal year of the Association. All assessments shall be deemed to be in arrears if not paid in full within sixty (60) days after becoming due.

3) As to any Lot for which an assessment remains unpaid, the Board may, at its option and in its discretion, enforce the payment thereof by bringing legal action against the Member personally obligated to pay the assessment and place a lien for the amount in arrears plus lien cost, against such Lot or resolve such delinquency in any other manner deemed to be in the best interest of the Association.

4. Lots 1-36 have historically been referred to as Sub 1 by the members, however, the legal description for those lots is actually "Oakwood Meadows". While lots 37-100 are legally defined as "Oakwood Meadows No. 2". Collectively, lots 1-100 are the "Oakwood Meadows Homeowners Association"

Regards,
Larry Wildt
OMHOA Secretary

On Fri, Aug 26, 2016 at 4:00 PM,

Larry,

I received a notice from the board about not paying my dues on time.(they were paid today) It stated that we were in violation of the by-laws.

Here's what it said

We are sending you another reminder that the annual dues of \$135 were passed at the 2016 Annual meeting in April and were due June 1st. According to our records you are past due and per the bylaws you are not considered active members of the association which means you cannot vote or address the board at meetings.

1. It's not in the by-laws. The by laws state that "only a member in good standing (as defined in the Declaration of Restrictions), and/or their legal representative, may speak at meeting of the Association or address the Board or other Owners at any such meeting. It doesn't describe what it means as "in good standing" or anything about payment of dues. Article III 3.01

2. It is in sub 2 restrictions – let's make sure that it is in the new one going forward.

3. The big one!!! **Sub 1 doesn't have anything in their restrictions.** How in the world did this get passed? Who's going to enforce sub 1 members when they aren't governed by anything?

4. The new restrictions that are called "sub 1" DO NOT have that in the title. Therefore, it could be taken that it applies to the entire sub.

Hi

1 & 2. A former board in 2013 used the existing checks of out of order. When the checks were turned over to the 2014 Board the checks in use were from 1327 to 1351. Because of this the checks with earlier numbers were voided. Checks were reordered, and the checks the bank sent started at 1177 instead of 1277 which did end up with some duplicate checks numbers being used (1177-1180)

3. The posting of the financial details was a level of detailed financial transparency that was started in 2014 and the Board has continued to improve the reporting since then. The total represents the total spending for the Year.

4. The financials are posted every 2 months at OakwoodMeadows.org and the posted document contains the year to date (YTD) details of the spending. Therefore, only 1 file is needed for review of the spending for the current year. In addition, the total spending for the years 2014 and 2015 are also both posted on the web site.

Regards,
Larry Wildt
OMHOA Secretary

On Mon, Aug 22, 2016 at 3:33 PM, <donotreply@godaddy.com> wrote:

Name:

Email:

Subject:
checking account

Message:

Larry I noticed a couple of things in regards to the checking account 1. Check numbers have been duplicated. The same numbers appear in 2014 and 2016. Please explain how you would use the same check numbers in two separate year. 2. There appears that you're missing checks. Checks between 1180 and 1277 in January, 2016 Please explain. 3. Your August statement does not give a running total. A proper report should be posted not something like this. 4. You mentioned in your email to me that the financials were posted every two months. There is no evidence of this on the website. They need to be posted every month. It is the members of this association right to request the financial records and receive them in a timely manner. I will expect to receive a response within one week. Sharon