

Agenda of Oakwood Meadows Homeowners Association

Meeting date: December 15th, 2017

Call to order: A Board of Directors meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on December 15th, 2017. The meeting convened at 7:05, President Jim Smalley presiding, and Larry Wildt, Secretary.

Board Members in attendance:

Brian Canadi

John Long

Roy Meadows (Treasurer) (excused)

Jessica Popa (excused)

Jim Smalley

Leisa Thompson

Larry Wildt

Mark Zemko (excused)

Approval of minutes:

Minutes of July 30th were approved and posted to OakwoodMeadows.org

Treasurer report:

- 100 members have paid the 2017 dues
- Spending from January 1st, 2017 to March 31st (FY 16) – 934.15
- Spending from April 1, 2017 to December 3rd 2017 (FY 17) – 6,757.20
- Current bank account balances as of Dec 3rd, 2017
 - Checking \$ 19,680.41
 - Savings \$ 16,533.40
- As the Association bank changed ownership and they misplaced our non-profit paperwork. Due to that we have ended up changing banks.

Board and committee reports:

Pond

N/A

Lawn

Lightning has been a doing a great job
Trees that were removed from common areas of the Association's

- Tree removed at the Daleview entrance
- Tree removed downed limbs removed from the West park
- Large brush pile removed from the North park
- Several trees removed from the Central park / pond area

Restricted Violation Process

Motion

“To accept the proposed updates to the alleged restriction violation process to simplify and streamline the process.”

Motion - Passed

Sub 2 Restrictions

The committee has completed an update to the restrictions for sub 2 that is ready to be presented to the sub 2 membership. The committee updated the restrictions based on the communities request to drive both of our subs restrictions closer together, membership input over the last few years.

Next step is a general sub 2 membership meeting for sub2 to review the modifications.

Front Entrance

The committee has been looking at options for the front entrance and getting recommendations and cost estimates from vendor(s). Options are teardown and rebuilding, refacing the existing structure or a new sign mounted on the top. 2 estimates for 2 different options came in at around \$18,000 for all 4 entrances.

Next step is to present the options and costs to the membership during the annual meeting.

Unfinished Business

- N/A

New business:

- Schedule an open meeting

Announcements:

- N/A

Adjournment: The meeting was adjourned at 7:50.

Larry Wildt

Date of approval: 12/30/2017

Oakwood Meadows Homeowners Association

Oakwood Meadows

Reporting of an Alleged Restriction Violation

The Oakwood Meadows Association encourages neighbors to dialog with each other to resolve any concerns regarding an alleged violation of the restrictions. However, in cases when the Board of Directors becomes involved, the following process will be followed.

Reporting by members - All reports of an alleged violations must be completed in writing and include, at a minimum, the following:

1. Define the alleged violation by referencing the exact Restriction or Bylaw. If a reference to an exact Restriction or Bylaw is omitted, then it will be up to the Board's inference of which Restriction or Bylaw might apply.
2. Address or lot number of the alleged violation
3. Name of the member reporting the alleged violation and the date of the report

Board Actions – Board action is initiated after the above reporting is completed and communicated to the Board of Directors.

1. If the Board determines that the alleged violation is not a violation per the Oakwood Meadows bylaws and/or restrictions, then communication is made to both parties and the issue is closed.
2. The Board confirms that alleged violation is a violation per the Oakwood Meadows bylaws and/or restrictions.
3. After the Board determines that it is a violation per the Oakwood Meadows bylaws and/or restrictions, then correction is required.
4. The Board contacts the homeowner regarding the violation.
5. The Board communicates a correction closure date and defines a date for verification.
6. The Board verifies that violation has been corrected. If resolved by the closure date – then the issue is closed.
7. If the condition is not resolved – a second communication is sent with a final warning from the Board
8. The Board verifies that the violation has been corrected. If resolved by date – then the issue is closed.
9. If the condition is not resolved – the President has a warning sent through the legal counsel with a final date for correction
10. The Board verifies that the violation has been corrected. If yes – issue closed.
11. If not corrected, the board can seek legal options until the issue is closed.