

Welcome Oakwood Meadows Homeowners

April 8, 2019

Annual Homeowners Association Meeting

Please Sign-in

**Place all ballots in the basket near the sign-in sheet.
Thank you!!**

Agenda

- 1) Meeting Call to Order..... Page 3**
- 2) Comments from the President..... Pages 4-5**
 - a) Meeting Process
 - b) 2018 Recap
- 3) Treasurer’s Report..... Pages 6-9**
- 4) Board and Committee Reports..... Pages 10-29**
 - a) Pond / Building
 - b) Sub 2 Restrictions
 - c) Subdivision Front Monuments
 - d) New Website
 - e) Electronic Voting Consideration
 - f) Spring Cleanup / Roads
 - g) Member Event
- 5) Annual Elections..... Pages 30-32**
 - a) Candidate Introductions
 - b) Last Call for Ballots
 - c) Meeting Suspended for Ballot Counting
 - d) Meeting Reconvened & Report-out of Election
- 6) Homeowners Open Discussion..... Page 33**
- 7) Summary and Meeting Adjournment..... Page 34**

Meeting Call to Order**➤ Please Sign-in**

- It's important that meeting attendance records are accurate.

➤ Ballots

- Please place all ballots in the container near the sign-in sheet.

➤ Current Board

- **Jim Smalley** President and Board member since 2014.
- **John Long** Vice President and Board member since 2015.
- **Larry Wildt** Secretary and Board member since 2014.
- **Roy Meadows** Treasurer and Board member since 2014.
- **Robert Grand** Board member at-large since 2018.
- **Jessica Popa** Board member at-large since 2017.
- **Leisa Thompson** Board member at-large since 2014.
- **Mark Zemko** Board member at-large since 2015.

➤ Thank you for attending and voting.

The meeting will adjourn by 8:50PM in order to clear the room by 9PM.

Comments from the President

➤ Meeting Process Reminder

- Please wait for recognition from the chair before expressing comments or wait until the open discussion section.

➤ Voting

- The meeting will be suspended during the vote counting process and reconvened at the conclusion to communicate the results.
- The four candidates receiving the highest number of votes will serve a two year term per the Bylaws.
- **Tie Vote**
 - ❖ In the event of a tie for the final board seat up for election, the tie will be broken by a floor vote of those in attendance at this meeting entitled to vote, per the Bylaws.
 - ❖ Homeowner members in good standing get one vote per household.

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

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

Comments from the President (continued)

➤ **Timeline - What happened at Oakwood Meadows during 2018...**

- New board members were elected at the Annual Meeting on April 25, 2018.
 - John Long – appointed to Vice President by the board.
 - Jessica Popa – board member at-large.
 - Leisa Thompson – board member at-large.
 - Mark Zemko – board member at-large.
- Brian Canadi – board member at-large. Resigned in early July due to moving.
 - Robert Grand – On August 9th, Robert was selected and the Board voted to approve him to fill the vacated Board position for the remainder of the term.
- The board operated within the approved budget.
- All members dues were paid in full. Thank you!!
- Inquires to Board – reported violations are all closed.
- Pond Treatment was completed.
- Park and Spring cleanup were completed.
 - Extensive fallen tree removals were completed.
- Sub 2 Restrictions review and vote was completed.
- Proposals for our front monuments were updated.
- Volleyball net was purchased for the central park.
- New website was implemented and is updated regularly by Robert.
 - Please checkout your website: www.oakwoodmeadows.org

Treasurer's Report

Details are posted on your website:
oakwoodmeadows.org

OMHOA Financial Statement for 2018 to 2019

| | | |
|---------------------------------|-------------------------|--------------------|
| Opening Bank Balance 4/1/2018 | Checking | \$13,773.15 |
| | Savings | \$16,530.77 |
| | Total Beginning Balance | \$30,303.92 |
| Deposits | Checking | \$14,900.00 |
| | Savings | \$0.00 |
| | Interest | \$7.62 |
| | Total Available Funds | \$45,211.54 |
| Expenses | Less Checking Expenses | \$15,160.97 |
| | Less Savings Expenses | \$0.00 |
| | Year End Balance | \$30,050.57 |
| Year End Bank Balance 3/12/2019 | Checking | \$13,512.18 |
| | Savings | \$16,537.89 |
| | Total | \$30,050.07 |

Treasurer's Report (continued)

Spending to Budget Review

**Treasurer Report
From April 1, 2018 to March 12, 2019**

| | 2018-2019 Budget | 2018-2019 Spending |
|------------------------------|--------------------|--------------------|
| Association Costs | | |
| Insurance - 2018 | \$1,600.00 | \$1,561.00 |
| Office Expense (supplies) | \$600.00 | \$763.70 |
| P.O. Box | \$70.00 | \$70.00 |
| Website | \$165.00 | \$372.00 |
| Michigan Annual Report | \$20.00 | \$20.00 |
| Bank Fees | \$0.00 | \$66.89 |
| Legal Fees - General | \$1,000.00 | \$0.00 |
| Mileage | \$0.00 | \$0.00 |
| DTE Energy | \$1,000.00 | \$718.04 |
| CPA | \$0.00 | \$375.00 |
| Management Committees | | |
| Grass Cutting | \$4,200.00 | \$3,170.00 |
| Front Entrance Maintenance | \$300.00 | \$325.00 |
| Common Area | \$1,000.00 | \$1,000.00 |
| Brush & Tree Removal | | |
| Brush & Tree Removal | \$1,500.00 | \$1,500.00 |
| Additional Funds | | |
| Spring & Fall Cleanup | \$1,000.00 | \$1,155.00 |
| Weed & Feed - 2018 | \$500.00 | \$454.36 |
| Equipment rental | \$0.00 | \$0.00 |
| Emergency Maintenance | \$600.00 | \$875.00 |
| Park Improvement | \$500.00 | \$122.48 |
| Pond Committee | | |
| Weed Control - 2018 | \$2,400.00 | \$2,146.50 |
| Water Testing | | |
| Health Purposes | \$100.00 | \$0.00 |
| Fish | \$500.00 | \$466.00 |
| Misc Supplies | \$200.00 | \$0.00 |
| Operating Fund | | |
| Leins Filed | \$0.00 | \$0.00 |
| Annual Picnic | \$0.00 | \$0.00 |
| Member Event(s) | \$400.00 | \$0.00 |
| | \$17,655.00 | \$15,160.97 |

Treasurer's Report (continued)

Check Register

**April 1, 2018
to
March 12, 2019**

| <u>Number</u> | <u>Date</u> | <u>Amount</u> | <u>Description</u> |
|---------------|-------------|---------------|---|
| 1418 | 4/3/2018 | \$76.50 | Permit for pond treatments |
| 1419 | 4/9/2018 | \$117.29 | Postage for the annual meeting mailing |
| 1420 | 4/9/2018 | \$12.71 | <u>Reem</u> of paper for the annual meeting |
| 1421 | 4/15/2018 | \$11.21 | USPS Stamps |
| 1422 | 4/17/2018 | \$66.89 | Huntington Fees |
| 1423 | 5/1/2018 | \$50.00 | USPS stamps for mailing of the dues |
| 1424 | 5/10/2018 | \$65.99 | DTE |
| 1425 | 5/15/2018 | \$69.94 | Office Supplies (Labels, Envelopes) |
| 1426 | 6/4/2018 | \$28.19 | Office Supplies |
| 1427 | 6/4/2018 | \$62.28 | DTE |
| 1428 | 6/17/2018 | \$10.00 | USPS stamps for dues reminder mailing |
| 1429 | 6/29/2018 | \$58.03 | DTE |
| 1430 | 7/19/2018 | \$875.00 | <u>Normar</u> (emergency tree cleanup) |
| 1431 | 7/19/2018 | \$1,425.00 | <u>Normar</u> (Commons area cleanup) |
| 1432 | | \$0.00 | VOID |
| 1433 | 7/21/2018 | 1,765.00 | Lightening |
| 1434 | 7/29/2018 | \$200.00 | <u>Normar</u> |
| 1435 | 7/31/2018 | \$39.30 | DTE |
| 1436 | 8/2/2018 | \$122.48 | Volley Ball Net |
| 1437 | 8/7/2018 | \$20.10 | Post Office |
| 1438 | 8/9/2018 | \$390.00 | Lightening |
| 1439 | 8/21/2018 | \$70.00 | USPS PO Box Rental |
| 1440 | 8/24/2018 | \$1,705.00 | <u>Normar</u> |
| 1441 | 9/13/2018 | \$375.00 | BW Smith & Company |
| 1442 | 9/18/2018 | \$41.11 | DTE |
| 1443 | 10/2/2018 | \$94.56 | DTE |
| 1444 | 10/2/2018 | \$14.92 | USPS - sub 2 restriction letters |
| 1445 | 10/2/2018 | \$20.00 | SOM Annual Report |
| 1446 | 10/2/2018 | \$60.00 | USPS - Mailing |
| 1447 | 10/2/2018 | \$250.00 | Lightening |
| 1448 | 11/2/2018 | \$570.00 | Lightening |
| 1449 | | \$0.00 | VOID |
| 1450 | 11/3/2018 | \$22.07 | DTE |
| 1451 | 12/5/2018 | \$44.73 | Sub 2 mailing |
| 1452 | 12/5/2018 | \$88.19 | Sub 2 restrictions printing |
| 1453 | 12/5/2018 | \$72.45 | DTE |
| 1454 | 12/9/2018 | \$372.00 | website |

Treasurer's Report (continued)

Check Register (continued)

**April 1, 2018
to
March 12, 2019**

| <u>Number</u> | <u>Date</u> | <u>Amount</u> | <u>Description</u> |
|---------------|-------------|--------------------|---------------------------------------|
| 1455 | 1/2/2019 | \$1,561.00 | Insurance - 2019 |
| 1456 | 1/2/2019 | \$845.00 | Lightening |
| 1457 | 1/3/2019 | \$98.08 | DTE |
| 1458 | 1/3/2019 | \$2,070.00 | Aquatic Technologies - 2018 Treatment |
| 1459 | 1/3/2019 | \$76.50 | Aquatic Technologies 2019 permit fee |
| 1460 | 1/24/2019 | \$454.36 | D&G Nature - weed and feed |
| 1461 | 2/6/2019 | \$87.81 | DTE |
| 1462 | 2/22/2019 | \$55.00 | Post Office |
| 1463 | 3/4/2019 | \$76.36 | DTE |
| 1464 | 3/4/2019 | \$10.60 | Printing Nomination letters |
| 1465 | 3/11/2019 | \$94.32 | Staples - office supplies |
| 1466 | 3/11/2019 | \$466.00 | Stoney Creek - fish |
| Total | | \$15,160.97 | |

➤ Financial Review

- A financial review was completed by an outside firm for the fiscal year of April 1, 2017 to March 31, 2018.
- On September 4, 2018, B.W. Smith + Company, CPA, PC reported the financial review results with no findings; meaning we are operating in compliance.
- The next review will occur for the fiscal year April 1, 2018 to March 31, 2019. This will be scheduled and planned to be performed later this year.
- We will continue the annual financial review practice by an outside firm to ensure continued compliance with the Bylaws.

Committee Reports

➤ **Pond Committee - Roy**

- The pond was last stocked with fish in May 2015. To maintain a healthy population of fish, we have ordered the following to be picked-up in mid-May:
 - 250 Blue Gill
 - 30 Large Mouth Bass
 - 25 Cat Fish
 - 8000 Minnows

--- Total cost was \$466 (under the \$500 budget) ---
- Water quality testing is planned to be performed in Mid-April, June, & August.
- Water treatment is planned to be performed as needed.

• **Building Committee - Jim**

- Please be sure to contact the committee before you start. Thank you.
- We'll review all proposals for 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.
- Any updates to the Building Committee members will be posted on the website.

Committee Reports (continued)**➤ Sub 2 Restrictions - Jessica**

The Sub 2 Restrictions were written in 1974 and last updated in 1993. Over the past several years there have been many board (current and past), member, and committee meetings regarding updating the outdated Restrictions.

The vote held on December 11, 2018 was the first step in presenting one of the many proposed Restriction changes to the membership for decision. The focus of this proposal was to reduce the minimum required majority vote from 2/3 (meaning at least 43 members would need to vote yes) of the Sub 2 membership to 51% (meaning at least 33 members would need to vote yes).

The Board considered the historical challenges in obtaining sufficient member participation necessary to move forward with various matters over the years, as well as the administrative practicality of aligning with Sub 1's current simple majority voting requirement of 51%.

This recent vote was also a test of the concept of submitting individual sections or smaller groups of sections to the membership for voting on versus the entire Restrictions document as a whole.

Committee Reports (continued)

➤ **Sub 2 Restrictions** (continued)

Below is a summary of the results of the vote held on December 11, 2018:

Total ballots sent out - 64

Total ballots received - 35

Yes votes - 18

No votes - 15

Invalid - 2 (not signed)

Ballots not returned - 29

An insufficient number of ballots were returned. Consequently, the total number of Yes votes failed to meet the 2/3 requirement of 43 needed in order to authorize the Board to proceed with the amendment as proposed. The Oakwood Meadows Board of Directors will continue to evaluate the Sub 2 restrictions as well as strategies for encouraging member participation.

Next Steps

Discussion on putting forth additional sub 2 restrictions for changes. Recommendation to continue/re-evaluate the effort post April 2019 and to encourage participation with the Sub 2 membership.

Committee Reports (continued)

➤ **Front Entrance Committee - Leisa** Current Subdivision Entrance Monuments

The front monuments are the first impression of our subdivision. We have approval to update and improve.



- The brick monuments on Ponderosa and Daleview are from the 70's.
- In 2004, the signs were redone. The underneath wood is now starting to rot and many of the plants are old and dying.

Background

The board previously considered replacing all four monuments and moving them closer to 10 mile; relocating the electric and lighting too. While this idea provides more visibility and recognition, the cost was high. Therefore, it was decided to leave the monuments, electric, and lights in their current locations and update their look.

Committee Reports (continued)➤ **Front Entrance Committee** (continued)Refresh the Front Entrances

- Reface all monuments and make them all similar size.
- Install new signs onto the top platform.
- The areas around the monuments would be updated with fresh plants, except for the trees.
- Committee is currently investigating ideas for both the monument stonework and signage look. A few examples / ideas of both are as follows:



Comparison Sign & Monument

**Current Plan**

Refresh existing brick monuments & install new sign onto platform top.

Committee Reports (continued)

➤ **Front Entrance Committee** (continued)

Comparison of Different Stone Refacing Options



Committee Reports (continued)

➤ **Front Entrance Committee** (continued)
Comparison Stonework



Committee Reports (continued)

➤ **Front Entrance Committee** (continued)

Sign Ideas



Committee Reports (continued)

➤ **Front Entrance Committee** (continued)

Summary of the Plan

- Reface and refresh all four monuments in their current locations.
- The monuments will be adjusted in size to all be similar.
- New signs will be installed onto the top platform.
- The trees will be trimmed, as needed, and fresh plants will be planted.
- Fresh mulch will be installed to compliment the monument and sign colors.
- The lighting will remain as is.
- The board would like input from the membership in terms of both monument and signage.
 - Please send ideas, sketches, and contractor suggestions to:
secretary@oakwoodmeadows.org

Committee Reports (continued)

➤ **New Website - Robert**

- **Previous GoDaddy Site**
 - Since coming on-board in August 2018, Robert has been maintaining our web presence with the previous GoDaddy design tools. After much discussion, evaluation, and reviews, he was given the go-ahead to switch to WIX, a cloud-based web development platform.
- **New WIX-based Site**
 - WIX is a more advanced website design system enabling our site to be more visually appealing, more consistent in layout, to add more features / functionality, and to provide much better long-term maintainability.
- **December 26, 2018 – Our New WIX-based Site went Live**
 - The initial launch of our WIX-based site was intended to be as seamless as possible for the HOA membership. Thus, the overall flow is consistent with the previous GoDaddy website. In time, as the need or member desires warrant, updates designed to improve our global presence, communications, community spirit, or similar will be implemented.
 - A 3-year webhosting agreement saved money when compared to the previous GoDaddy expenses (approx. \$30 / year savings).
- **Suggestions**
 - Your support and opinions will help shape the future of our website.
 - Please share your thoughts and ideas by contacting us through the methods available on the website.

New WIX Site HOME page

OAKWOOD MEADOWS

A family friendly neighborhood, an excellent place to call home.

- Home
- Homeowners
- Board of Directors
- Bylaws & Restrictions
- Community
- Contact
- Gallery

Welcome to Oakwood Meadows Subdivision



A community of 100 homes nestled just west of South Lyon, Michigan.

Current Subdivision Information

Financial Status

As of March 12, 2019

Account Balances

| | |
|--------------|-------------|
| Checking | \$13,512.18 |
| Money Market | \$16,537.89 |

Treasurer's Page & Reports

Board Meetings

Updated as of February 11, 2019

All Board meeting minutes and presentations are posted [HERE](#).

2018 Dues

As of August 21, 2018

All members have paid.

Thank you!!!

Important Announcements

March 15, 2019

All Homeowners

There is an Annual Board Meeting on Monday, April 8, 2019 from 7pm to 9pm at the Green Oak Township Hall located at 10001 Silver Lake Road.



Return your board member election ballot in the mailing envelope which is pre-addressed to PO Box 373, South Lyon, MI 48178. If you are unable to attend the meeting, **please mail your completed Ballot in the enclosed envelope by April 4th, 2018**, to OMHOA, P.O. Box 373, South Lyon, or deliver it sealed to a current Board Member to take to the meeting on your behalf.

Details about the ballot and voting process can be found [HERE](#). Ballot counting and announcement of results will be at the annual board meeting on April 8 - Please attend.

PLEASE VOTE. THIS IS YOUR SUBDIVISION.

Go To All Announcements...

Subdivision Roads

The streets are not owned nor the responsibility of the association. We have, and encourage, all members to report issues and concerns related to

Front Entrances

The committee has been looking into options for the front entrances, getting recommendations, and cost estimates from vendors. The current

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

Committee Reports (continued)

GoDaddy / WIX Website Comparison

Oakwood Meadows

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

Welcome to Oakwood Meadows Subdivision

A family friendly neighborhood, an excellent place to call home.

IMPORTANT ANNOUNCEMENTS

Meeting Minutes

Minutes for the August 9, 2018 Board Meeting have been posted.

2018 Financial Status

November 7 account balances:
 Checking \$20,006.65
 Money Market \$16,530.15

A [Treasurer's report](#) as of November 7, 2018 is available.

Thanks to all 100 members for paying their 2018 dues!!!

Green Oak Township Burn Permit

Information for local burn bans will be posted on the Green Oak Charter Township Facebook page at <https://www.facebook.com/greenoakfd/>, the Green Oak Charter Township web page at <http://www.greenoaktwp.com/>, or can be obtained by calling 810-231-3663.

Additional info can be found [here](#).

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 sub 2 to review the modifications after the annual meeting.

Front Entrance

The committee has been looking at options for

Previous GoDaddy Site HOME page

Committee Reports (continued)

New WIX Site HOMEOWNERS page

OAKWOOD MEADOWS
A family friendly neighborhood, an excellent place to call home.

Home Homeowners Board of Directors Bylaws & Restrictions Community Contact Gallery

Welcome Oakwood Meadows Homeowners

Announcements from the Board

How the Subdivision is Setup

Sub 1 Lots 1 - 36 were built first and setup with their own set of restrictions.
[Sub 1 Lot Survey \(Ref. ONLY\)](#) [Current Sub 1 Restrictions](#)

Sub 2 Lots 37 - 100 were built later and were given a separate and different set of restrictions. While Sub 2 restrictions do have some common areas with Sub 1, they do have some differences on certain restrictions. This is how the Oakwood Meadows Association has been setup from the 1970s.
[Sub 2 Lot Survey \(Ref. ONLY\)](#) [Current Sub 2 Restrictions](#)

Subdivision Organizational Structure

Oakwood Meadows Association
Governs all 100 lots (Sub 1 + Sub 2 homes)
Common Bylaws for all 100 lots

| | |
|--|--|
| Sub 1 Restrictions Lots 1 - 36 | Sub 2 Restrictions Lots 37 - 100 |
|--|--|

[All Bylaws & Restrictions](#)

About the Subdivision Roads
The streets are not owned nor the responsibility of the association. We have, and encourage, all members to report issues and concerns related to the streets directly to the county to reinforce their obligation to maintain them. This has resulted in the repair of drains and patching of holes at the expense of the county.

When to Contact the Building Committee?

Sub 1 (Lots 1 - 36)
• Refer to Item 24 in THIS restrictions document.

Sub 2 (Lots 37 - 100)
• Refer to Item 24 in THIS restrictions document.

[Contact the Committee](#)

Reporting of Potential Violations
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 steps will be followed.

[Reporting Steps for Potential Violations](#)

Website Suggestions ONLY

Name * Message *
 Email *
 Subject *

or send email to: webmaster@oakwoodmeadows.org [Send](#)

Oakwood Meadows

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

IMPORTANT ANNOUNCEMENTS

[Meeting Minutes and Newsletters](#)

[Committees](#)

[Treasurer's](#)

Roads

The Livingston County Road Commission is responsible for maintenance on all county roads and drains.

To report a pothole or a problem with a drain in Livingston County, call the Livingston County Road Commission's maintenance department at 517-546-4250.

Previous GoDaddy Site HOMEOWNERS page

Oakwood Meadows Homeowner's Association
South Lyon, MI © 2018



Committee Reports (continued)

New WIX Site COMMITTEES page

OAKWOOD MEADOWS

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- Home
- Homeowners
- Board of Directors
- Bylaws & Restrictions
- Community
- Contact
- Gallery

Committees Supporting You

Building Review

Committee Leadership

- Robert Grand
- Jim Smalley
- Mark Zemko

Pond Upkeep

Committee Leadership

- Ron Cech
- Roy Meadows
- Jim Smalley

When to contact the

Building Review committee

Sub 1 (Lots 1 - 36)

Refer to Item 24 in THIS restrictions document.

Sub 2 (Lots 37 - 100)

Refer to Item 24 in THIS restrictions document.

Front Monument

Committee Leadership

- Donny Smalley
- Jim Smalley
- Leisa Thompson

Contact a Committee

We value your input. Please share your thoughts by filling-out the form. Or, if you prefer, send us a note at our mailing or email address.

Name *

Email *

Subject *

Message *

Send

Mailing Address

PO Box 373
South Lyon, MI 48178

Email

secretary@oakwoodmeadows.org

Website Suggestions ONLY

Name *

Email *

Subject *

Message *



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Oakwood Meadows

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

Committees

Pond

- Ron Cech
- Roy Meadows
- Jim Smalley

When to contact the Building Review committee?

Sub 1 (Lots 1 - 36)
- Refer to Item 24 in the restrictions

Sub 2 (Lots 37 - 100)

- Refer to Item 24 in the restrictions

Click here to [Contact the Committee](#)

Building Review

- Robert Grand
- Jim Smalley
- Mark Zemko

Front Monument

- Donna Smalley
- Jim Smalley
- Leisa Thompson

Previous GoDaddy Site COMMITTEES page

Oakwood Meadows Homeowner's Association
South Lyon, MI © 2018



Committee Reports (continued)

GoDaddy / WIX Website Comparison

Oakwood Meadows

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

Meeting Minutes

2018 Minutes

- March 2nd
- April 25 Annual Meeting
- August 9th Board Meeting

2017 Minutes

- March 2nd
- April 17 Annual Meeting
- April 30
- July 30
- Dec 15

Older Minutes

- Archived Meeting Minutes/Newsletters

Oakwood Meadows Homeowner's Association
South Lyon, MI © 2018

Previous GoDaddy Site BOARD MEETING DOCUMENTS page

OAKWOOD MEADOWS

A family friendly neighborhood, an excellent place to call home.

Home Homeowners Board of Directors Bylaws & Restrictions Community Contact Gallery

View Board Meeting Presentations & Documents

| 2019 Meetings | 2018 Meetings | 2017 Meetings |
|--|--|----------------------------------|
| April 8 Annual Mtg Minutes | August 9 Board Meeting Sub 2 Restrictions | December 15 Board Meeting |
| April 8 Annual Mtg Presentation | April 25 Annual Mtg Minutes | July 30 Board Meeting |
| January 9 Board Meeting | April 25 Annual Mtg Presentation | April 30 Board Meeting |
| | February 16 Board Meeting | April 17 Annual Mtg Minutes |
| | | April 17 Annual Mtg Presentation |
| | | March 2 Board Meeting |
| 2016 Meetings | 2015 Meetings | 2014 Meetings |
| December 15 Board Meeting | November 4 Board Meeting | December 11 Board Meeting |
| September 28 Board Meeting | August 2 Board Meeting | November 8 Board Meeting |
| August 28 Board Meeting | May 3 Board Meeting | October 22 Board Meeting |
| July 28 Board Meeting Sub 2 Restrictions | April 16 Annual Mtg Minutes | October 8 Board Meeting |
| June 12 Board Meeting | April 16 Annual Mtg Presentation | August 20 Board Meeting |
| May 24 Board Meeting Sub 2 Restrictions | March 18 Board Meeting | August 12 Board Meeting |
| April 18 Annual Mtg Minutes | February 3 Board Meeting | July 21 Board Meeting |
| April 18 Annual Mtg Presentation | | July 15 Board Meeting |
| April 12 Board Meeting Sub 2 Restrictions | | June 3 Board Meeting |
| February 25 Board Meeting | | May 6 Board Meeting |
| | | April 15 Annual Mtg Presentation |
| | | April 1 Board Meeting |

New WIX Site BOARD MEETING DOCUMENTS page

Committee Reports (continued)

➤ **Electronic Voting Consideration - Robert**

To encourage member participation, the board is considering adding electronic voting as an option for future ballots.

As stated in the Bylaws passed on October 22, 2014, in Article III, Section 3.03 Voting, **electronic voting is already an approved method:**

3.03 **Voting**. All votes of the membership shall be anonymous. Votes may be cast in person, in writing duly signed by the designated voting representative, or by any other means allowed by the voting procedures adopted by the Association for a given vote, provided they meet 3.02. Any proxies, written votes or other votes cast by means allowed hereunder must be filed with the Secretary of the Association at or before the appointed time of each meeting of the Owners of the Association or voting deadline if no meeting held. Votes may be cast by mail, fax, delivery, **electronically**, or any other method approved by the Association in advance of the vote. Cumulative voting shall not be permitted.

ElectionRunner.com

An electronic voting system allowing for secure, online elections used by school boards, businesses, and non-profit organizations.

The electronic voting system is secure, easy to use, efficient, mobile ready, and ballots meet the global standards for world wide web accessibility (WCAG 2.0).

Committee Reports (continued)

➤ Electronic Voting (continued)



2019 Board of Directors Ballot

Welcome to Oakwood Meadows electronic voting. Please only cast your ballot when you are 100% ready. Thank you!!

Board of Directors

In accordance with the NONPROFIT CORPORATION ACT 162 of 1982, the Board of Directors will be elected by popular vote to serve for a term of two years. Officers (President, Vice-President, Secretary, Treasurer, Members at Large) will be selected among the new Directors at the first Board Meeting following the election.

Please select **UP TO FOUR (4)** of the following candidates for the Board of Directors.

Select up to **4** options

- Robert Grand
- Roy Meadows
- Jim Smalley
- Larry Wildt

Sample 2019 Ballots

Proposed Dues for 2019

\$150 annual dues per member address.









Are you in favor of the proposed dues for 2019?

- YES**
I AGREE to the proposed dues for 2019.
- NO**
I do NOT AGREE to the proposed dues for 2019.

Submit Vote

Committee Reports (continued)

Sample 2019 Ballot Results

| Board of Directors | | |
|--|-------|---|
| Option | Votes | |
|  Robert Grand | 25% |  |
|  Roy Meadows | 25% |  |
|  Jim Smalley | 25% |  |
|  Larry Wildt | 25% |  |

➤ **Electronic Voting** (continued)

1) All elections will remain anonymous as required under the by-laws.

Summary results of elections ONLY.
No individual voting data is collected.

2) The election administrator can **NOT** see the results until the end of the election.

 This election is configured to hide the results until after the election has ended.

3) Automatic member in good standing verification and fraud protection.

Unique Voting ID and Password for each member household.
Only one vote per household to maintain election integrity.
Built-in fraud analysis / detection for all elections.

[Login to Vote](#)

You have already voted in this election.

4) Ballot receipt available after submission of vote.

5) The board has evaluated a test ballot and feel electronic voting is worth considering for future elections.

Ballot Receipt

Electronic Voting Feedback Test

You Voted On:
Feb 19th, 2019 03:37 pm

Receipt ID:
XMIDRAIO-TF-G

Committee Reports (continued)

➤ **Electronic Voting** (continued)

Summary Comparison

| Item | Current Paper Ballot | Proposed Electronic Ballot |
|---------------------------------------|-------------------------|---|
| Anonymous Voting | Yes | Yes |
| One Vote per House Address | Yes | Yes |
| Specify Voting Start & End Time | Yes | Yes |
| Results ONLY After Election is Closed | Yes | Yes |
| Ballot Counting Process | Manual | Automatic |
| Member Ballot Verification | Manual | Automatic |
| Cost | Part of Yearly Budget | \$15 per election |
| Voting Options | Mail or In-Person | Vote from any location on any electronic device |

NOTE: Any smartphone (Android or iPhone), tablet, iPad, PC, Mac, or similar device with an internet connection and browser can be used for electronic voting.

Committee Reports (continued)**➤ Spring Cleanup**

- We have a contract for the front entrance monument cleanup.
- We are scheduling the cleanup and removal of additional fallen trees in the park areas, as appropriate.

➤ Roads

- The roads are not owned by and are not the responsibility of the Oakwood Meadows Association.
- The board followed through from a request from the members to work with the township/county to seek a remedy for the roads.
- Per the townships direction, the Association assessed the interest level from the members for the township to proceed to the next step.
- Based upon the survey result from the members, there was not close to enough support from the membership.
- We encourage the membership to contact the township directly on the street conditions.

Committee Reports (continued)**➤ Member Event - Robert**

We would like member feedback about what type of event you'd like for 2019.

We are considering:

Picnic on our community park properties.

- Timeframe considering: July or August
- Family oriented
- Weather dependent

**Meet & Greet at the Hotel, Moose Lodge, or similar place.**

- Timeframe considering: August, September, or October
- More focused on adult social time.
- Weather is not a concern as it will likely be inside.

What other ideas does the membership have for a community event?

What's your event preference?

Annual Elections**➤ Candidate Introductions****Nominations for Board of Directors****• Robert Grand**

Selected and approved to fill the vacated Board position on August 9, 2018.

• Roy Meadows

Current treasurer and Board member since 2014

• Jim Smalley

Current President and Board member since 2014

• Larry Wildt

Current Secretary and Board member since 2014

➤ Last Call for Ballots

- Please place all ballots in the container near the sign-in sheet.

Annual Elections (continued)

➤ **Voting**

- By notification of the President, the meeting will be suspended during the vote counting process and reconvened at the conclusion to communicate the results.
- The four candidates receiving the highest number of votes will serve a two year term per the Bylaws.
- **Tie Vote**
 - ❖ In the event of a tie for the final board seat up for election, the tie will be broken by a floor vote of those in attendance at this meeting entitled to vote, per the Bylaws.
 - ❖ Homeowner members in good standing get one vote per household.

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

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

---- Meeting Suspended for Counting ----

Annual Elections (continued)**---- Meeting is Reconvened & Report-out of Election----****Called to Order... Please be seated****➤ Voting Results**

- Board Members
- Dues Approval
- Monument Reserve Fund

Homeowners Open Discussion

- Please wait to be recognized by the Chair.
- Please limit your question or comments to (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 to contact the board:

www.oakwoodmeadows.org

➤ Association Dues

- Please remember **dues of \$150** are to be **paid by June 1**.
- All members not paying dues in full by June 1, 2019 will be recorded as not in good standing.

Thank You for Attending!!

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