

Welcome Oakwood Meadows Homeowners

April 16, 2024

Annual Homeowners Association Meeting



Agenda

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 - c) Restrictions
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 - e) Website
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Meeting Call to Order

➤ Current Board

- Jim Smalley President
- Robert Grand Vice President
- John Long Treasurer
- Larry Wildt Secretary
- Ken Bien Board member at-large
- Suzan Lowe Board member at-large
- Brad Oyster Board member at-large
- Joan Shifferd Board member at-large

➤ 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.
 - You can also decide to wait until the open discussion section.

The meeting will adjourn by 9PM.

Annual Elections

➤ Voting

Homeowner members in good standing get one vote per household.

- **Candidate Nominations for Board of Directors**

- **Ken Bien** - Sub 2 member; Owner of 9770 Daleview Drive.
- **Suzan Lowe** - Sub 1 member; Owner of 9829 Atwood Drive.
- **Brian Nichols** - Sub 1 member; Owner of 9869 Atwood Drive.
- **Brad Oyster** - Sub 2 member; Owner of 9711 Ponderosa 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.

2023 Recap

➤ What happened at Oakwood Meadows last year

- New board members were elected at the Annual Meeting on April 18, 2023.
 - Robert Grand, Joan Shifferd, Jim Smalley, Larry Wildt

Financial

- The board operated within the approved budget.
- Completed and passed the CPA audit for fiscal year 2022 (April 2022 - April 2023).
- Reduced the electricity bill to under \$300 from a 5-year average of \$736. The front entrance primary lights are now LED.
- Association Dues
 - 98% of members paid the yearly dues by July 18. Thank you!!
 - After no response from multiple attempts, the board, unfortunately, had to resort to the lien process for collection of two past due payments. One lien has been closed. The other lien remains open.
 - Going forward, please remember dues are to be paid on or before June 1.

Pond

- The pond geese deterrent system implemented in spring of 2020 will continue. Additional geese deterrent methods - swans & possible land silhouettes - are under consideration.
- Maintained the pond water regular treatments and health checks.

Common Area / Committees

- Removed broken / fallen trees and debris from common areas with a focus on safety.
- Inquires to Board – All reported violations are closed.

Treasurer's Report

Details are posted on your website:
oakwoodmeadows.org

OMHOA Financial Statement for 2023 to 2024

Year to Date Financial Summary for 2023-2024		
Opening Bank Balances 4/01/2023	Checking	\$11,711.46
	Savings	\$16,872.26
	Total Beginning Balance	\$28,583.72
Deposits		
	Checking	\$15,188.11
	Savings	\$0.00
	Interest	\$8.51
	Total Available Funds	\$43,780.34
Expenses		
	Less Checking Expenses	\$15,867.41
	Less Savings Expenses	\$30.00
YTD End Balance		\$27,882.93
Year End Balance 4/1/2024		
	Checking	\$11,032.16
	Savings	\$16,850.77
	Total Ending Balance	\$27,882.93

Treasurer's Report (continued)

Spending to Budget Review

Treasurer Report

April 1, 2023

to

March 31, 2024

Management of the Five HOA Common Areas are Typically 80-85% of the Board's Yearly Expenses:

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

Item	Budget	Spending	Category
Association Costs			
Insurance	\$1,700.00	\$1,631.00	Insurance
Office Expense (supplies)	\$700.00	\$925.53	Office Expense
P.O. Box	\$160.00	\$166.00	PO Box
Website (3 years)	\$50.00	\$12.00	Website
Michigan Annual Report	\$20.00	\$20.00	Michigan Annual Report
Bank Fees	\$0.00	\$55.00	Bank
Legal Fees - General	\$500.00	\$572.00	Legal - General
Mileage	\$0.00	\$0.00	Mileage
DTE Energy	\$700.00	\$269.88	DTE
CPA	\$400.00	\$600.00	CPA
Management Committees			
Grass Cutting	\$4,500.00	\$5,013.00	Grass - Cutting
Front Entrance Maintenance	\$1,000.00	\$600.00	Front Entrance - Maint
Common Area Brush and Tree Removal	\$3,000.00	\$3,400.00	Brush & Tree Removal
Spring & Fall Cleanup	\$1,000.00	\$0.00	Spring & Fall Cleanup
Weed & Feed	\$700.00	\$0.00	Grass - Weed & Feed
Emergency Maintenance	\$1,000.00	\$0.00	Emergency Maintenance
Park Improvement	\$0.00	\$0.00	Park Improvement
Pond Committee			
Weed Control	\$2,400.00	\$1,881.50	Pond - Weed Control
Water Testing (Health Purposes)	\$100.00	\$0.00	Pond - Water Testing
Swans & Misc. Stuff for Pond	\$0.00	\$0.00	Pond - Misc. Supplies
Fish	\$0.00	\$0.00	Pond - Fish
Operating Fund			
Liens Filed	\$0.00	\$721.50	Legal - Liens
Member Event	\$400.00	\$0.00	Member Event
Total	\$18,330.00	\$15,867.41	

Treasurer's Report
(continued)

Check Register
April 1, 2023
to
March 31, 2024

Payment Registry Summary			
	Totals	\$15,867.41	
Check # / Transaction #	Date	Amount	Category
1636	4/9/23	\$24.47	DTE
1637	4/28/23	\$204.25	Office Expense
1638	5/30/23	\$750.00	Brush & Tree Removal
Order ID: 1411535474 CO	5/30/23	\$102.40	Office Expense
N/A	7/19/23	\$15.00	Bank
N/A	7/27/23	\$15.00	Bank
1639	5/12/23	\$169.00	Grass - Cutting
1640	5/25/23	\$76.50	Pond - Weed Control
1641	6/3/23	\$676.00	Grass - Cutting
1642	5/30/23	\$37.81	DTE
1643	7/14/23	VOID	Website
1644	7/13/23	\$14.89	DTE
1645	7/17/24	\$20.00	Michigan Annual Report
1646	7/31/24	\$676.00	Grass - Cutting
1647	7/31/23	\$450.00	Grass - Cutting
1648	8/14/23	\$166.00	PO Box
1649	8/14/23	\$14.89	DTE
1650	9/1/24	\$572.00	Legal - General
1651	9/1/23	\$12.00	Website
1652	9/1/23	VOID	Grass - Cutting
1653	9/1/24	\$845.00	Grass - Cutting
		\$550.00	Brush & Tree Removal
1654	9/1/23	\$14.89	DTE
1655	9/10/23	VOID	Grass - Cutting
1656	9/13/23	\$845.00	Grass - Cutting
1657	N/A	VOID	Bank
TIR 1697	9/13/23	\$25.00	Bank
1658	9/25/23	\$1,800.00	Brush & Tree Removal
		\$600.00	Front Entrance - Maint
1659	9/25/23	\$63.00	Office Expense
1660	9/25/23	\$21.59	DTE
1661	10/23/23	\$300.00	Brush & Tree Removal
		\$676.00	Grass - Cutting
1662	10/23/23	\$300.00	Grass - Cutting
		\$25.20	DTE
1663	11/1/23	\$25.20	DTE
1664	11/2/23	\$376.00	Grass - Cutting
1665	11/16/23	\$600.00	CPA
1666	11/16/23	\$23.70	Office Expense
1667	11/16/23	\$31.74	Office Expense
1668	12/6/23	\$26.45	DTE
1669	12/24/23	\$1,631.00	Insurance
1670	12/24/23	\$600.00	CPA
1671	12/24/23	\$496.00	Legal - Liens
1672	12/30/23	\$28.16	DTE
1673	1/16/24	\$202.97	Office Expense
TIR 1742	1/23/24	-\$600.00	CPA
1674	2/4/24	\$31.14	DTE
1675	3/1/24	\$80.00	Pond - Weed Control
1676	3/1/24	\$30.39	DTE
1677	3/9/24	\$1,725.00	Pond - Weed Control
1678	3/15/24	\$297.47	Office Expense
1679	3/21/24	\$225.50	Legal - Liens

Budget Comparison

April 2024 to March 2025 vs April 2023 to March 2024

Treasurer's Report (continued)

Budget Comparison	2024-2025	2023-2024	Delta	Category
Association Costs				
	Budget	Budget		
Insurance - 2024	\$1,700	\$1,700	\$0	Insurance
Office Expense (supplies)	\$700	\$700	\$0	Office Expense
P.O. Box	\$170	\$160	\$10	PO Box
Website (3 years)	\$20	\$50	-\$30	Website
Michigan Annual Report	\$20	\$20	\$0	Michigan Annual Report
Bank Fees	\$0	\$0	\$0	Bank
Legal Fees - General	\$500	\$500	\$0	Legal - General
Mileage	\$0	\$0	\$0	Mileage
DTE Energy	\$300	\$700	-\$400	DTE
CPA	\$600	\$400	\$200	CPA
Management Committees				
Grass Cutting	\$5,000	\$4,500	\$500	Grass - Cutting
Front Entrance Maintenance	\$600	\$1,000	-\$400	Front Entrance - Maint
Common Area - Brush and Tree Removal	\$3,000	\$3,000	\$0	Brush & Tree Removal
Spring & Fall Cleanup	\$500	\$1,000	-\$500	Spring & Fall Cleanup
Weed & Feed	\$700	\$700	\$0	Grass - Weed & Feed
Emergency Maintenance	\$1,500	\$1,000	\$500	Emergency Maintenance
Park Improvement	\$0	\$0	\$0	Park Improvement
Pond Committee				
Weed Control	\$2,400	\$2,400	\$0	Pond - Weed Control
Water Testing (Health Purposes)	\$100	\$100	\$0	Pond - Water Testing
Swans & Misc. Stuff for Pond	\$300	\$0	\$300	Pond - Misc. Supplies
Fish	\$0	\$0	\$0	Pond - Fish
Operating Fund				
Liens Filed	\$0	\$0	\$0	Legal - Liens
Member Event	\$400	\$400	\$0	Member Event
Total	\$18,510	\$18,330	\$180	
2024-2025 Budget	1.0%	Percent Increase		

Treasurer's Report (continued)

➤ Financial Review

- A financial review was completed by an outside firm for the fiscal year of April 1, 2022 to March 31, 2023.
- On November 13, 2023, B.W. Smith + Company, CPA, PC reported the financial review results. The year-end checking account balance agrees with the credit union bank statement; meaning the board is operating in compliance.
- The next review will occur for the fiscal year April 1, 2023 to March 31, 2024. This will be scheduled and planned to be performed later this year.
- 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, July & September.
- Water treatment is planned to be performed as needed; typically twice per year. In 2023, an additional treatment was needed for Water Meal.
- A pair of floating Swan decoys will be placed near both ends of the pond this spring as a geese deterrent system.

➤ **Building Committee**

- 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.

Committee Reports (continued)

County Parcel Map

Common Areas

➤ Restrictions

Oakwood Meadows HOA 100 Lots

- Sub 1 was started in 1970 with 36 lots.
When the subdivision expanded to 100 lots, the developer created a unique set of restrictions for that section: called Sub 2. This is why there are two separate restriction documents.
- The 100 lots are governed under one Homeowners Association.
- The Board continues to support & facilitate updates to Sub 1 and Sub 2 restrictions, while maintaining the uniqueness of each sub.

Sub 2 : 64 Homes

Started in 1973. Restrictions Revised in 1993

Sub 1 : 36 Homes

Started in 1970. Restrictions Revised in 2015



Committee Reports (continued)

➤ **Restrictions**

Green Oak Township Ordinances

As township ordinances are improved and updated, it makes sense to review our HOA documents. By aligning our restrictions document with the ordinances, the township would become responsible for the cost and any litigation that may result from a violation.

Board Activity

Discussions have focused on re-evaluating the previous restrictions proposals, develop new proposals, and how to encourage membership participation in future voting.

By-Laws Voting on Restriction Documents

Because of the way the voting is currently implemented, it requires **19 YES votes in Sub 1** and **43 YES votes in Sub 2** to pass any restriction update ballots.

We encourage all members to participate to ensure that any restriction document voting represents the consensus of the HOA community members.

Committee Reports (continued)

➤ Roads

General Road Information

- The roads are not owned by and are not the responsibility of the Oakwood Meadows Homeowners Association.
- The board encourages all homeowners to contact the township directly to report street conditions that need repair.
 - Road Service Requests can be submitted to the Livingston County Road Commission through their website: <https://livingstonroads.org/>

➤ Spring Cleanup

- We will schedule the cleanup and removal of additional fallen trees in the HOA common park areas, as appropriate.
- Mulch in the pond area is planned to be refreshed.

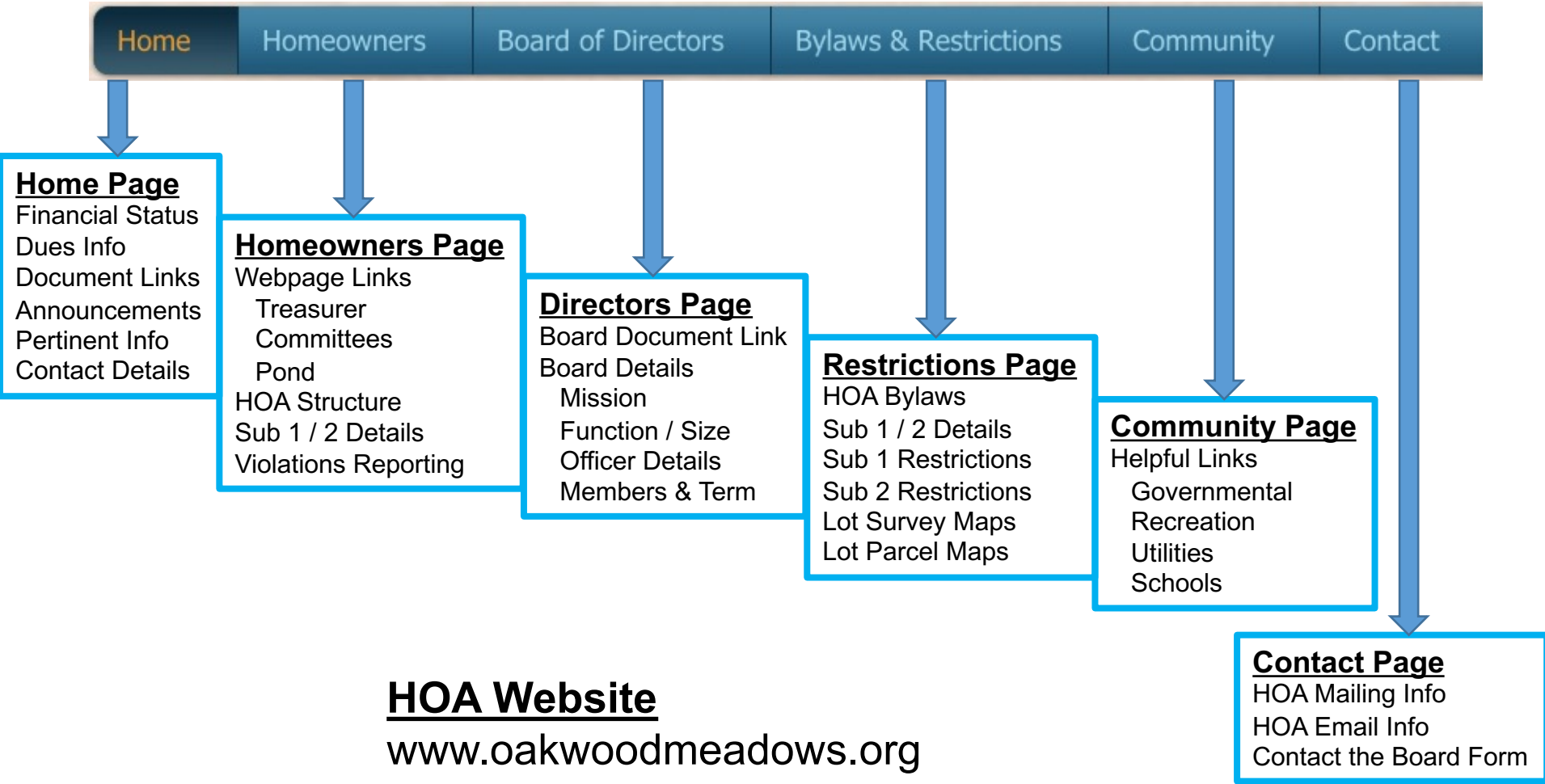
➤ Safety Alert

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

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)
 - Ken Bien - 45
 - Suzan Lowe - 43
 - Brian Nichols - 45
 - Brad Oyster - 45
- \$160 Dues Approval for 2024
 - Yes - 40
 - No - 10

➤ 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 \$160** are to be **paid by June 1**.
- All members not paying dues in full by June 1, 2024 will be recorded as not in good standing.

Thank You for Attending!!

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