

## MINUTES of Oakwood Meadows Homeowners Association

Meeting date: June 3rd, 2014

**Call to order:** A Board of Directors meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on June 3rd 2014. The meeting convened at 7:00, Vice President Laura Leshok presiding, and Larry Wildt, Secretary.

### **Board Members in attendance:**

Byron Brock  
Curt Hutchinson  
Laura Leshok  
Roy Meadows  
Jim Smalley  
Leisa Thompson  
Larry Wildt  
Katie Wind

### **Introduction of new members:**

N/A

### **Approval of minutes:**

Minutes from May 5th, 2014 were approved.

### **Treasurer reports:**

- Due's status
  - 86 home owners have paid their assessments
  - Reminder that Assessments were due by April 30th
  - A reminder letter will be sent to the 24 members that have not paid yet
  - One lien is currently filed

## Secretary Reports

### Member Inquiries

- 1) "why you are not allowing homeowners to attend regular board meetings" – Kathy Bratcher

Response:

Since sensitive and confidential topics are discussed it would not be appropriate to have membership in attendance at all board meetings. This approach is also based on legal advice. Some examples; of these topics would be lawsuits, liens, membership fees in arrears, etc.

Our goal is to have membership-board meetings every 3 months where we will summarize the current state, discuss the future and allow the membership an opportunity to address the board with any feedback they may have.

- 2) "I would like to know if the Board has received the permit yet. Also, I live on the Pond and we are beginning to see Algae growth. We are getting close to when the first treatment is needed. I would appreciate you letting me know as soon as possible if this has been handled and when the first treatment is scheduled." – Dan Micallef

Response from the Pond Committee:

Scott, the aquatics man received our annual permit from the State of Michigan on May 13. He plans to visit our pond sometime this week and service accordingly.

- 3) "A report of a 30ft plus Camper parked in the driveway of 13261 Daleview" - Gasidlo

Response:

Thank you for using the form to contact us. However, this house is not part of the Oakwood Meadows Homeowners Association

- 4) "When is the next open board meeting? Where will it be held?" – Sharon Suffolk

Response:

A meeting date has not yet been determined for the next membership board meeting. When a date and location are selected, members will be notified by email, mail, signage board and posted on the web site.

Our goal is to have membership-board meetings every 3 months where we will summarize the current state, discuss the future and allow the membership an opportunity to address the board with any feedback they may have.

## **Board and committee reports:**

### Block Party Committee

- Attendance was high and we enjoyed 36 hot dogs, 60 burgers
- Thanks to Mark of Side Jobz LLC for their financial support of the picnic Pond Committee
- Thanks to the Claypool's for the usage of their trampoline
- Thanks to Dan and Kathryn Tomakowski for buying ice cream for all of the kids

### Building Review Committee

- N/A

### Bylaw Committee

- With the lawyer for review and they have completed their review
- Will have membership review meeting for questions – July / August
- Potential Vote by the membership – Sept
- Restrictions update to certain sections for their own vote

### Pond Committee

- Pond was treated on May 28<sup>th</sup>

### Roads Committee

- Roads have been swept, cold patched, hot patched and the hole by the drain at Daleview and 10 Mile has been blocked off

### Welcome Committee

- A welcoming package (DVD, kids book) was delivered to the new residents at 9850 Ponderosa

## **Old Business**

### **Discussion on the legal matters of the association**

- Byron motioned to “authorize the funds, estimated at 1,000 dollars, required to send our legal representative to the June 5, 2014 appellate court oral argument ” after debate of the motion, a roll call vote was requested:

Byron Brock – No, a properly prepared brief should be able to stand on its own

Curt Hutchinson – Yes, legal briefs were not available to the current board. Professional representation should be present at the oral argument, in case, further explanation is required as only the previous executive board and lawyer know what the legal briefs state.

Laura Leshok - Yes, based on general practice. However, due to the lack of information provided by the previous executive board and lawyer, I feel that legal council should be present

Roy Meadows – No, a properly prepared brief should be able to stand on its own

Leisa Thompson – No, the lawyer is not allowed to speak during this oral argument and would only be needed if a question was asked. I feel there has been enough money spent!

Larry Wildt – Yes, when the decision to appeal was made by the 2013 executive board, it made necessary to later pay for professional representation at the oral argument

Katie Wind - Yes, there should be a lawyer representing Oakwood Meadows at the hearing in a professional manner

**The motion was approved**

**New business:**

Byron - contacted by D&G about weed and feed for the park areas t was budgeted for in the amount of \$455. Byron would like to propose that the funds be used for spraying for bugs

Byron made a motion to “investigate applying bug kill before spending money on weed and feed” - Motion failed

Larry made a motion to “ spend the budgeted 455 dollars on applying weed and feed to the five park areas” - Motion passed

Entrance light at Ponderosa entrance for electrical work

“Water got into the GFCI box at meter and is holding water. Needs to be reinstalled at side of disconnect. Water is getting into ground junction box at light fixture and has destroyed it. Needs to be replaced. Quote \$450.”

Laura moved “to cover the electrical expense of 200 dollars, by utilizing monies allocated for emergency maintenance line item”. - Motion passed

Larry moved to “As the 2014 budget does not include money for fish, to reallocate 300 dollars from the 2014 budget line item for sand to use for procuring fish for the restocking of the pond”. - Motion passed.

**Announcements:**

No Announcements were made

**Adjournment:** The meeting was adjourned at 10:00.

Larry Wildt

Date of approval: 7/15/2014

**Oakwood Meadows Homeowners Association**