

## Welcome Oakwood Meadows Homeowners

April 19, 2022

Annual Homeowners Association Meeting



**Thanks to all for being mindful and patient with the impact of COVID on our processes.**

**Agenda**

- 1) Meeting Call to Order..... Page 3
  - a) Current Board
  - b) Meeting Process
- 2) Annual Elections..... Page 4
  - a) Candidate Introductions
  - b) Counting
- 3) 2021 Recap from the President..... Page 5
- 4) Treasurer’s Report..... Pages 6-9
- 5) Board and Committee Reports..... Pages 10-18
  - a) Pond
  - b) Building
  - c) Restrictions
  - d) Front Monuments
  - e) Website
  - f) Spring Cleanup / Roads
- 6) Annual Elections Result..... Page 19
- 7) Homeowners Open Discussion..... Page 20
- 8) Summary and Meeting Adjournment..... Page 21

## Meeting Call to Order

### ➤ Current Board

- **Jim Smalley** President
- **Robert Grand** Vice President
- **Larry Wildt** Secretary
- **Roy Meadows** Treasurer
- **Gary Buch** Board member at-large
- **John Long** Board member at-large
- **Brad Oyster** Board member at-large
- **Mark Zemko** 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.
- **John Long** - Sub 2 member.  
Board member since 2015.
- **Suzan Lowe** - Sub 1 member.  
Owner of 9820 Atwood Drive.
- **Brad Oyster** - Sub 2 member.  
Board member since 2020.

- **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.

## 2021 Recap from the President

### ➤ What happened at Oakwood Meadows last year

- Virtual meetings and member email addresses
  - Board changed to virtual meetings in March 2020. We're going back to in-person annual meetings but will utilize virtual meetings as needed in the future.
  - Membership email contact information is essential.
- New board members were elected at the Annual Meeting on April 21, 2021.
  - Robert Grand                      Appointed Vice President.
  - Roy Meadows                      Appointed Treasurer.
  - Jim Smalley                      Appointed President.
  - Larry Wildt                      Appointed Secretary.
- The board operated within the approved budget.
  - Activities and spending have been limited due to COVID.
- Association Dues
  - 99% of members paid the yearly dues by July 18. Thank you!!
  - After no response from multiple attempts, including two certified letters, the board, unfortunately, had to resort to the lien process for collection of one past due payments.
  - **Going forward, please remember dues are to be paid on or before June 1.**
- Inquires to Board – All reported violations are closed.
- Pond geese deterrent system implemented in spring of 2020 and planned to continue.
- The front monuments refacing was completed. The brick was power cleaned and sealed. The signs were replaced with a modern design. The trees / shrubs were trimmed. For spring 2022, the ground cover plants will be replaced and the mulch refreshed.

Treasurer's Report

Details are posted on your website:  
[oakwoodmeadows.org](http://oakwoodmeadows.org)

## OMHOA Financial Statement for 2021 to 2022

<b>Opening Bank Balance 3/31/2021</b>	Checking	\$11,856.98
	Savings	\$16,550.32
	<b>Total Beginning Balance</b>	<b>\$28,407.30</b>
<hr/>		
<b>Deposits</b>	Checking	\$15,100.00
	Savings	\$300.00
	Interest	\$8.45
	<b>Total Available Funds</b>	<b>\$43,815.75</b>
<hr/>		
<b>Expenses</b>	Less Checking Expenses	\$10,907.04
	Less Savings Expenses	\$0.00
<hr/>		
<b>Year End Balance</b>		<b>\$32,908.71</b>
<hr/>		
<b>Year End Bank Balance 4/1/2022</b>	Checking	\$16,049.94
	Savings	\$16,858.77
	<b>Total</b>	<b>\$32,908.71</b>

**Treasurer's Report** (continued)

Spending to Budget Review

**Treasurer Report**

April 1, 2021

to

March 31, 2022

<b>Spending to Budget Review</b>			
	<u>Budget</u>	<u>Spending</u>	<u>Category</u>
<b><u>Association Costs</u></b>			
Insurance - 2021	\$1,625.00	\$1,617.00	Insurance
Office Expense (supplies)	\$800.00	\$626.90	Office Expense
P.O. Box	\$92.00	\$118.00	PO Box
Website (3 years)	\$600.00	\$372.00	Website
Michigan Annual Report	\$20.00	\$20.00	Michigan Annual Report
Bank Fees	\$0.00	\$0.00	Bank
Legal Fees - General	\$500.00	\$0.00	Legal - General
Mileage	\$0.00	\$0.00	Mileage
DTE Energy	\$1,000.00	\$752.54	DTE
CPA	\$400.00	\$0.00	CPA
<b><u>Management Committees</u></b>			
Grass Cutting	\$4,000.00	\$1,820.00	Grass - Cutting
Front Entrance Maintenance	\$400.00	\$0.00	Front Entrance - Maint
Common Area - Brush and Tree Removal	\$3,000.00	\$0.00	Brush & Tree Removal
Spring & Fall Cleanup	\$1,000.00	\$0.00	Spring & Fall Cleanup
Weed & Feed	\$500.00	\$557.81	Grass - Weed & Feed
Emergency Maintenance	\$1,000.00	\$0.00	Emergency Maintenance
Park Improvement	\$0.00	\$0.00	Park Improvement
<b><u>Pond Committee</u></b>			
Weed Control	\$2,400.00	\$1,490.00	Pond - Weed Control
Water Testing	\$100.00	\$0.00	Pond - Water Testing
Fish	\$0.00	\$0.00	Pond - Fish
<b><u>Operating Fund</u></b>			
Liens Filed	\$0.00	\$33.00	Legal - Liens
Member Event	\$400.00	\$0.00	Member Event
Monument Fund	\$8,860.37	\$3,499.79	Front Entrance - Monuments
<b>Total</b>	<b>\$26,697.37</b>	<b>\$10,907.04</b>	

**Treasurer's Report** (continued)

**Check Register**  
 April 1, 2021  
 to  
 March 31, 2022

CHECK REGISTRY	Totals	\$10,907.04		
<u>Number</u>	<u>Date</u>	<u>Amount</u>	<u>Category</u>	<u>Description</u>
1549	4/8/2021	\$425.00	Front Entrance - Monuments	x-Stream Steam
1550	4/13/2021	\$100.00	Front Entrance - Monuments	Home Depot
1551	4/28/2021	\$64.36	DTE	DTE
1552	4/28/2021	\$73.20	Office Expense	Annual Dues Mailing
1553	5/4/2021	\$215.57	Front Entrance - Monuments	Front Sign
1554	5/4/2021	\$220.00	Front Entrance - Monuments	x-Stream Steam
1555	5/4/2021	\$2,182.60	Front Entrance - Monuments	Front Monument signs
1556	5/4/2021	\$806.62	Front Entrance - Monuments	Front Monument upper signs
1557	6/1/2021	\$62.50	DTE	DTE
1558	7/8/2021	\$74.45	DTE	DTE
1559	8/3/2021	\$12.00	Website	Domain Registration
1560	8/3/2021	\$61.19	DTE	DTE
<b>Deposit</b>	8/13/2021	-\$450.00	Front Entrance - Monuments	Damaged signs refund
1561	8/19/2021	\$780.00	Grass - Cutting	Lightening
1562	9/2/2021	\$118.00	PO Box	annual fee
1563	9/2/2021	\$60.13	DTE	DTE
1564	9/4/2021	\$33.49	Office Expense	Check reorder
1565	9/15/2021	\$7.38	Office Expense	Mailing
1566	9/17/2021	\$520.00	Grass - Cutting	Lightening
1567	10/6/2021	\$65.75	DTE	DTE
1568	10/9/2021	\$130.00	Grass - Cutting	Lightening
1569	11/5/2021	\$67.32	DTE	DTE
1570	11/12/2021	\$20.00	Michigan Annual Report	Non profit corporation report
1571	11/12/2021	\$390.00	Grass - Cutting	Lightening
1572	12/2/2021	\$51.70	DTE	DTE
1573	12/15/2021	\$1,617.00	Insurance	Auto Owners Ins
1574	12/16/2021	\$360.00	Website	Website
1575	12/16/2021	\$62.33	Office Expense	PO
1576	12/16/2021	\$1,490.00	Pond - Weed Control	Aquatic Tech
1577	12/29/2021	\$63.94	DTE	DTE
1578	1/9/2022	\$557.81	Grass - Weed & Feed	D&G
1579	1/28/2022	\$62.49	DTE	DTE
1580	2/5/2022	\$19.94	Office Expense	Printing Nomination letters
1581	2/28/2022	\$65.70	Office Expense	Envelopes
1582	3/2/2022	\$33.00	Legal - Liens	Law fee
1583	3/7/2022	\$59.56	DTE	DTE
1584	3/20/2022	\$40.26	Office Expense	filing supplies
1585		VOID		
1586	3/21/2022	\$173.28	Office Expense	Printing Nomination letters
1587		VOID		
1588	3/25/2022	\$151.32	Office Expense	Annual meeting mailing
1589	3/28/2022	\$59.15	DTE	DTE



## Treasurer's Report (continued)

### ➤ Financial Review

- Due to COVID concerns and the extended tax seasons, the financial review for fiscal years April 1, 2020 to March 31, 2021 and April 1, 2021 to March 31, 2022 were delayed.
  - Both yearly audits are currently in process with the CPA.
- The previous two fiscal years - 2018-2019 & 2019-2020 - were audited with no findings found; meaning we are operating in compliance.
- We will continue the annual financial review practice by an outside firm to ensure continued compliance with the Bylaws.

## Committee Reports

### ➤ **Pond Committee - Brad**

- Water quality testing is planned to be performed in late-April, June, & August.
- Water treatment is planned to be performed as needed.
- A pair of floating Swan decoys were placed near both ends of the pond this spring as a geese deterrent system.

### ➤ **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)

### ➤ **Restrictions - Jim**

#### **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.

#### **Sub 1**

The “Trailer, Trucks, Commercial Vehicles” section has been discussed by the board in an effort to more closely align with the current township ordinances. A proposal to the Sub 1 membership is planned for later this year for their consideration and potential vote.

#### **Sub 2**

Discussions by the board are continuing in order to re-evaluate the previous restrictions proposals and to encourage Sub 2 membership participation in future voting.

# All on-Hold due to COVID.

## Committee Reports (continued)

### ➤ **Front Entrance Committee – Robert**

#### **Board Approved Monument Project**

**Approved Budget:** \$12,000

#### **Approved Project Scope**

- Keep all four monuments.
- Remove and replace all sign mounting systems.
- Power wash and seal all brick and concrete surfaces.
- Replace all signs with modern designed signs and material.
- Trim trees and scrubs to ensure good view of signs.
- Refresh the surrounding monument ground cover and plants.
- Rework electrical / lighting as needed.

Committee Reports (continued)

➤ **Front Entrance Committee – Robert**

Western Side of Daleview

Was



Now



Eastern Side of Daleview

Was



Now



## Committee Reports (continued)

### ➤ Front Entrance Committee – Robert

Was

Western Side  
of Ponderosa



Was

Eastern Side  
of Ponderosa



Now



Now



**Committee Reports (continued)****➤ Front Entrance Committee – Robert****Summary****Completed**

- All brick monuments were power washed and sealed.
- All sign mounting systems were completely replaced.
- All signs were replaced with modern design.
- The trees / shrubs were trimmed.

**Spring / Early Summer 2022**

- Ponderosa & Daleview lights will be replaced with LED.
  - This will reduce electrical expenses.
- Refreshing the surrounding monument ground cover.
  - Will coordinate with horticulturalist. Low lying annual plants are being considered to ensure signs are easily viewed.
  - Mulch will be refreshed.

**Financials**

- Board Approved Budget: \$12,000
- Total Project Costs to Date: \$6,639.42
- Available Budget: **\$5,360.58**

**All unused funds from the budget will be returned to the HOA general fund.**

## Committee Reports (continued)

### ➤ Website Reminder - Robert

- The site is mobile friendly so can be easily accessed by smartphone or tablet.
- Useful Documents
  - Announcements, financial status / reports, and board meeting documents are regularly posted on the site.
  - Subdivision Parcel Maps, restriction documents, and HOA Bylaws are available on the **BYLAWS & RESTRICTIONS** page.
- Contact the Board, Webmaster, or Building Committee
  - The building committee can be easily contacted by a simple fill-in-the-blank form on the **COMMITTEES** webpage. Please be sure to contact the building committee before any home improvement projects.
  - The board can be contacted by the form on the **CONTACT** webpage. We'll do our best to reply to your requests in a timely manner.
  - For any suggestions or concerns about the website, you can contact Robert by filling out the form at the bottom of any webpage.

Your support and opinions help shape the future of our website.



## Committee Reports (continued)

### ➤ Roads - Jim

#### General Road Information

- The roads are not owned by and are not the responsibility of the Oakwood Meadows Association.
- The board encourages all homeowners to contact the township directly to report street conditions that need repair.

#### Road Resurfacing Project

- A joint effort by the boards of both Oakwood Meadows and Country Lane (back subdivision) are investigating the resurfacing of our roads and what it will take for the Township to agree to the project.
  - A joint letter to all homeowners is planned to be issued after reviewed and agreed with both subdivision boards.
  - To pay for the roads, both subdivisions would jointly secure a 10 year bond from the Township.
  - The cost would then be added to each home (except those on 10 Mile Road) on their annual tax assessment.
  - Our current estimate is \$1000 per year per home for the 10 years. An accurate quote and project timing will be obtained if enough homeowners formally reply with support of this project.

## Committee Reports (continued)

### ➤ **Spring Cleanup**

- We will schedule the cleanup and removal of additional fallen trees in the park areas, as appropriate.

### ➤ **Safety Alert**

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

## Annual Elections Results

### ➤ **Voting Results**

- Board Members
- Dues Approval

### ➤ **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

- 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 to contact the board:

**[www.oakwoodmeadows.org](http://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, 2022 will be recorded as not in good standing.

## **Thank You for Attending!!**

- Motion to adjourn meeting... 2<sup>nd</sup>.
- Meeting Adjourned.