

Agenda of Oakwood Meadows Homeowners Association

Meeting date: April 25th, 2018

Call to order: An Annual meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on April 25th, 2018. The meeting convened at 7:05, President Jim Smalley presiding, and Larry Wildt, Secretary.

Board Members in attendance:

Brian Canadi

John Long

Larry Wildt

Roy Meadows

Jim Smalley

Leisa Thompson

Mark Zemko

Members in Attendance

Donna Smalley

Curt Hutchinson

Fritz Bender

Joanne Bender

Dan Peterlin

Carol Peterlin

George Popa

Becky Zemko

Kathy Bratcher

Ron Cech

Mike Trosell

Approval of minutes:

Minutes from February 16th 2018, meeting were corrected, approved and posted on OakwoodMeadows.org.

President Comments

- Restrictions - Sub 2 - being updated
 - Sub 2, Review with Sub 2 members completed (3 meetings)
 - Drafted proposal review for changes
 - One more review with Sub 2 membership then potential vote
- 100% of dues paid – THANK YOU goes to the membership for paying prior to the years end. We will be focused to improve on time payment
- Reminder to pay on or before due date: June 1st
- We look forward to continuing progress for our association.

Treasurer report:

- Current bank account balances as of April 1st, 2018
 - Checking \$13,773.15
 - Savings \$16,530.27
- Total amount of checks written for 2017-2018 fiscal year – \$12,953.83

OMHOA Financial Statement for 2017 to 2018

Opening Bank Balance	4/1/2017	Checking	11,426.98
		Savings	16,528.85
		Total Beginning Balance	27,955.83
Deposits		Checking	15,300.00
		Savings	0
		Interest (old)	7.42
		Total Available Funds	43,263.25
Expenses		Less Checking Expenses	12,953.83
		Less Savings Expenses	6.00
		Year End Balance	30,303.42
Year End Bank Balance	3/30/2018	Checking	13,773.15
		Savings	16,530.27
		Total	30,303.42

Board and committee reports:

Pond

- Addition of fish under review
- Pond treatment – getting permits, getting bids
- Investigating of aeration – survival of fish, health of pond
- People backing to the pond, request your input if treatment needed, we do not want to over treat

Building Committee

- Please be sure to contact the committee before you start
- We review for conflicts with the restrictions that would result in a violation
- You still need to review local requirements

Restrictions – Sub 2

- Actions completed – review for potential application the previous efforts and communicated desires, compared current to proposed, clarify language and update requirements, held meetings with sub 2 members
- Will schedule - Open meeting for Sub 2 – proposal, review, drop
- Review with legal and update as needed
- Voting process – Vote by each change proposal section (9 total)
- Establish vote date and complete vote
- If sections pass (requires 2/3 of Sub 2) update and register new restrictions
- If rejected – solicit feed back for revisions / leave as currently stated
- No voting on legal items required in content.
- Change proposal sections (9 total) for review / vote
 - Driveways – wearing surface options, asphalt, concrete, pavers, blocks
 - Utilities – drop gas yard light
 - Park and Lake areas – Clean up language
 - Pets and animals – follow Green Oak Ordinances
 - Dues and assessments – remove as this is covered by By-Laws 7.02
 - Garbage and Refuse – Remove and follow Green Oak Ordinance
 - Trailers Trucks Commercial Vehicles – trailer parking OK April 1 Sept 30
 - Continuity and Amendments – covenants binding, change requires majority
 - Enforcement – done in court of law, violator responsible for damages

Front Entrance

- For the lower lightening (not the pole) closer to the road for improved sign visibility
- Looking at reducing the cost while going for a modern appeal
- Elevating sign is a good idea
- Board will come back with additional information

Sprint Cleanup

- We have contracted to have front entrance monument clean up and mulch
- Scheduling cleanup and removal additional fallen trees in the park areas

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 on 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.

Ballot Results

- The proposed dues for 2018 of \$150 – passed with 51 Yes votes and 3 No votes
- The front monument fund – passed with 46 Yes votes and 9 No votes
- The following members were elected to the board for a term of 2 years from April 2018 to April 2020.
 - John Long
 - Jessica Popa
 - Leisa Thompson
 - Mark Zemko

Summary

- Reminder - Use Web site for Board contact
- Assessments due June 1st - \$150
- You will be recorded as not in good standing if not paid in full on or before June 1, 2018.

Adjournment: The meeting was adjourned at 8:20.

Larry Wildt

Date of approval: May 20, 2018

Oakwood Meadows Homeowners Association

Addendums

Member Comments

How much per cutting?

- \$130 per lawn cutting

Why is the cost down for last year's common maintenance?

- Less cutting, Lightening good price, responsive

What are the legal fees for?

- Needed for Restriction 2 updates and registration of the same with the county

Do we need to have the common areas surveyed so that the boundaries are clear?

- Agree, board will pursue

How to decide which way to go with the front entrance?

- Will present 3 real examples with cost
- Ideas from several companies that offered free advice)
- Limitations based on the easement
- Turn off brick to the cinder block and then re side and mount sign on top
- Windcrest built new monuments – was about 25k
- The Board does not want to spend a lot of money but want to refresh the signs

What trees were cut?

- Trees that had fallen on the commons area were addressed

When will the meeting be to review the proposed Sub 2 restrictions?

- Need a room and the BOD members schedule
- Will inform sub 2 members