

2019 Annual Meeting
Meeting Date April 8th, 2019

Call to order: An Annual meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on April 8th, 2019. The meeting convened at 7:00, President Jim Smalley presiding, and Larry Wildt, Secretary.

Board Members in attendance:

Robert Grand
John Long
Roy Meadows
Leisa Thompson
Mark Zemko
Jim Smalley
Larry Wildt

Members in Attendance

George Popa
Dave Laity
Jarad & Yoonmi Nichols
Andrew Comb

Approval of minutes:

Minutes from the prior meeting were corrected, approved and posted on OakwoodMeadows.org.

President Comments

- New board members were elected at the Annual Meeting on April 25, 2018.
- 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 check out your website: www.oakwoodmeadows.org

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Treasurer report for 2018-2019

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

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.

Board and committee reports:

Pond

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 2019:

- 250 Blue Gill
- 30 Large Mouth Bass
- 25 Cat Fish
- 8000 Minnows
- Water quality testing is planned to be performed in Mid-April, June, & August.
- Water treatment is planned to be performed as needed.

Building Committee

- 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.

Sub 2 Restrictions

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.

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.

Front Entrance

- 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.
- Examples were presented

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

New Website

- 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.

Electronic Voting Consideration

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

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

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

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Member Event

- We would like member feedback about what type of event you'd like for 2019.
- We are considering
 - Picnic
 - Meet and Greet

Ballot Results

58 ballots were received and the following were duly elected:

Robert Grand - 51

Roy Meadows – 53

Jim Smalley – 51

Larry Wildt - 53

The proposed dues of \$150 had 54 Yes votes and 3 No Votes **Passed**

The monument fund had 48 Yes votes and 10 No Votes. **Passed**

Member Discussion:

- The volleyball net is up in the central park starting in May
- Challenge to link a check back to the category to understand the relationship of the check to a category. Note: the Treasurer will now related each check back to a category for this fiscal year.
- Water treatment permit for the pond is in progress.

Adjournment: The meeting was adjourned at 8:50.

Larry Wildt

Date of approval: 5/7/2019

Oakwood Meadows Homeowners Association