

Agenda of Oakwood Meadows Homeowners Association

Meeting Date: November 21, 2025

Call to order: A Board of Directors meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on November 21, 2025. The meeting convened at 7:02 pm, President Jim Smalley presiding.

Board Members in attendance:

Jim Smalley

Robert Grand

Brian Nichols

Larry Wildt

Joan Shifferd

Treasurer report:

- OakwoodMeadows.org has the current bank balances and a YTD line-item spending posted
- Current bank account balances as of November 21, 2025
 - Checking \$ 12,514.65
 - Savings \$ 16,864.24
- 99 members have paid the 2025-2026 dues

Board and Committee reports:

Building Committee:

- Members of the committee are: Jim Smalley, Robert Grand, Brian Nichols.
- All items are closed
- 2 member requests were closed

Pond:

- Members of the committee are: Brad Oyster, Suzan Lowe, Joan Shifferd, Jim Smalley.
- Checking on other companies to maintain the pond

Front Entrance:

- Members of the committee are: Jim Smalley

Common Areas:

- Members of the committee are: Jim Smalley, Brad Oyster
- Lawn service for 2026-2027
 - 2 quotes are being reviewed for lawn service for April 2026 to November 2027.

Old Business

- Road Update
 - The township will be mailing out a letter with the most recent updates.
 - A spot is reserved to pave the roads in 2026.
 - The first installment will be included in the December 2026 taxes

New business:

- CPA & Taxes
 - The prior CPA has sold their business
 - Researched and selected a new CPA firm
 - Filed tax form(s) for FY23, FY24, FY25 (no Federal taxes are ever actually paid but the form(s) need to be submitted)
- Sub wide trash service – a preferred vendor on a voluntary basis
 - Currently, there is no legal mechanism for the board to implement a HOA **required** trash company suggestion. There would need to be a successful member vote and be part of the bylaws.
 - To better the neighborhood, Board would like to suggest a vendor (Duncan Disposal) from the various companies available for members to consider using to reduce wear and tear on our new roads by reducing the number and frequency of garbage trucks on the new roads.

Announcements:

- Board member Ken will be putting his house up for sale

Adjournment: The meeting was adjourned at 8:05 pm

Secretary: Larry Wildt

Date of approval: 12/19/2025

Oakwood Meadows Homeowners Association