

Agenda of Oakwood Meadows Homeowners Association

Meeting date: July 30th, 2017

Call to order: A Board of Directors meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on July 30th, 2017. The meeting convened at 7:05, President Jim Smalley presiding, and Larry Wildt, Secretary.

Board Members in attendance:

Brian Canadi

John Long

Roy Meadows (Treasurer)

Jessica Popa (excused)

Jim Smalley

Leisa Thompson (excused)

Larry Wildt

Mark Zemko (excused)

Approval of minutes:

Minutes of April 30th were approved and posted to OakwoodMeadows.org

Treasurer report:

- **99** members have paid the 2017 dues
- Spending from January 1st, 2017 to March 31st (FY 16) – 934.15
- Spending from April 1, 2017 to July 20th 2017 (FY 17) – 3,011.14
- Current bank account balances as of July 20th, 2017
 - Checking \$ 22,619.25
 - Savings \$ 16,530.91

Board and committee reports:

Pond

Due to the weather this year, the pond will need three treatments this year which falls within the budget. A fourth treatment may be needed this year due to the weather and the pond will be monitored.

A pump option for aeration is being researched to keep the pond weeds from growing and to reduce the number and amount of chemical treatments.

Reports of plenty of fish in the pond, people are fishing and doing catch and release.

Invasive plants on the edge of the pond can be treated in the pond and we will get a quote for that treatment next year.

Lawn

Lighting has been doing a great job

Many trees are either down, standing dead and there are brush piles to clean up. A quote for this work will be gotten and the work will be done within the budgeted amount for FY17.

Motion

“To allocate an additional 50 dollars to the 2017 budget item for "Front Entrance Maintenance" which will bring the total budgeted amount to 350 dollars.”

Motion Passed via email vote on 6/13/2017

Sub 2 Restrictions

Select the top 3 or 4 items to present to the Sub 2 membership for a vote

Current thoughts would be to start with: driveways, outbuildings, pets, trailer parking, fences.

Roads

Clarify the road quotation with the township/county.

Front Entrance

The front was mulched and weeded and is looking very nice.

Unfinished Business

- N/A

New business:

- N/A

Announcements:

- N/A

Adjournment: The meeting was adjourned at 7:50.

Larry Wildt

Date of approval: 10/30/2017

Oakwood Meadows Homeowners Association

Addendums

Member emails from April 30, 2017 to July 30, 2017

Email #1

May 23

Hi Larry,

Yes, it is already looking better. Thanks for your promptness.

On May 23, 2017 at 1:02 PM Larry Wildt <larrywildtomhoa@gmail.com> wrote:

Hi,

the pond was treated last Thursday or Friday.

regards,
Larry

On Wed, May 17, 2017 at 7:30 AM, wrote:
Thanks for the update!

----- Original message -----

From: Larry Wildt <larrywildtomhoa@gmail.com>

Date: 5/16/17 7:04 PM (GMT-05:00)

To:

Subject: Re: Pond

Hi,

I checked with Roy and he talked with the company (told how bad it is) about fitting us in this week.or at the latest next week.

regards,
Larry

On Tue, May 16, 2017 at 7:52 AM, wrote:
Thanks Larry!

----- Original message -----

From: Larry Wildt <larrywildtomhoa@gmail.com>

Date: 5/15/17 9:08 PM (GMT-05:00)

To:Subject: Re: Pond

Hi,

It's not too early and a third treatment was budgeted for. I know that Roy has reached out to the company to request the treatment.

I'll get an update from him and pass it along.

regards,

Larry Wildt

OMHOA Secretary

On Mon, May 15, 2017 at 8:15 AM, wrote:

Hi Larry,

Was wondering if it is too early to treat the pond for algae? It is really bad right now.

Thanks.

Email #2

June 7

Jun
7

In the past if there were no volunteers for clean up day the board members took on the responsibility. Where are all of the board's fond supporters?

Sent from my iPad

On Jun 7, 2017, at 8:01 PM, Larry Wildt <larrywildtomhoa@gmail.com> wrote:

Thank you for sharing your perception with the board. Since we lack volunteers to complete the clean up, we are reviewing quotes for a service to complete the task.

We would like to remind you that your 2017 dues, due on June 1st, are currently outstanding

regards,
Larry Wildt
OMHOA Secretary

On Mon, Jun 5, 2017 at 1:17 PM, <donotreply@godaddy.com> wrote:

Name:

Subject:

Front entrance landscape

Message:

Why hasn't the landscaping at the front entrances been maintained? The trees need to be trimmed & there are weeds everywhere! What a great presentation.

This message was submitted from your website contact form:

<http://www.oakwoodmeadows.org/contact.html>

Use your free GoDaddy Email Marketing Starter account to follow up with contacts who agreed to receive email campaigns! Click [here](#) to get started.

Email #3

June 19

Thank you for your opinion on the operation of the Board, it has been reviewed by the board.

regards,
Larry Wildt
OMHOA Secretary

June 15

Larry

Setting money aside doesn't make sense to me. The way I see this process happening, is that it will take years for the board to make a decision. This should have been done prior to asking for any additional money. In the mean time – clean up the front entrances. Ask the people who have them in their yard if they would be willing to help. It's an eyesore.

I resent that you told me to go to the website and read the information on how to handle violations. It's NOT my responsibility to approach a neighbor when they are clearly disregarding the subdivision's restrictions. This show me a lack of interest on the board's part on what is happening to the subdivision. Why spend money on the entrance when the first thing you see coming into the sub are homes that are in need of repair. Pulling weeds does not cost any money!!!!

I did not vote because of how the board is operating or better yet, NOT operating. I don't see anything being done. No meetings. No clean up day. No followup on violations No work at all.

If your too busy to attend to the subdivision then step down and let others who will take care of things.

From: Larry Wildt <larrywildtomhoa@gmail.com>
Date: Wednesday, June 14, 2017 at 6:49 PM
To:
Subject: Re: oakwoodmeadows.org Contact: Form Submission

There was an open meeting of the membership on April 17, 2017, sorry that you were not able to attend

The initial amount set aside in the budget was to start the funding process by setting monies aside to hold in reserve while a face lift of the monuments is evaluated. Unlike other budget items for spending this one was to establish a fund to reserve the money for the project. Since the total needed is not known until design is finalized this puts a hold on the money. The setting aside of funds shows membership support and approval for the concept but not spending until plans and a total cost is approved by a vote of the membership.

The committee will develop several options to present to the membership. They will collect additional input and present the design and cost for a membership vote. We know this process takes time for collecting ideas and voting. We also want to ensure members are available so we are planning to have drafts ready an open meeting to be scheduled this Fall.

The violation process is posted on the web site. Please reference and apply this process to areas of your concern.

Regards,
Larry Wildt
OMHOA Secretary

On Sun, Jun 11, 2017 at 4:39 PM,
Larry

Thank you for the response. Interesting how the board neglected to explain the "possible" updating of the entrances when presenting the budget. This explanation you just sent me is very misleading and concerning. Though I'm not surprised that the board did not have a firm plan prior to starting this project without the financial backing of the members of Oakwood Meadows homeowners. The board asked for \$3000.00 for updating. Nothing more. How much do you anticipate this will cost. What are the preliminary plans? How are you going to ask the members for their ideas, desires, approval and when?

How did you choose who would be on the committee? Did you ask anyone other than the board or your friends? Curious that we never heard about a committee. No open meetings might be the reason. Which is another concern of many.

There are several homes in the subdivision that need major work done on their yards. I am not going to police this sub. That is the responsibility of the board. These homes are very obvious if someone takes a few minutes of their time to either walk or drive around. It doesn't cost money to pull weeds, mow or move trash out of sight. That can not be the excuse given. The township has an ordinance to address this if the board doesn't want to take it on. I believe there is a fine that the township can impose on a homeowner if they don't comply. You might want to mention that when you contact them.

Several on Ponderosa
Two on Ten Mile
Two on Sequoia
Two on Atwood

These are just a few that stick out. These homes are in violation of our restrictions - weeds growing to over a foot high. Trash, wood stacks, dog houses, wire fences and other things of this nature continue to be a detriment to our subdivision. The roads are bad enough but if residents would keep their properties neater, it would benefit all.

Regards,

From: Larry Wildt <larrywildtomhoa@gmail.com>
Date: Sunday, June 11, 2017 at 4:1
Subject: Re: oakwoodmeadows.org Contact: Form Submission

Thank you for sharing your perception with the board.

Weed spray has been applied to the front areas and takes some time to be effective. Mulch will be applied once weeds are displaced as a measure for future control and management. A committee has been formed to review the possibilities for updating the front monuments. Once drafts are completed and quoted these will be shared with the membership for selection. We will encourage all to provide suggestions and recommendations. The initial funding set aside in the budget was to start the funding process while a monument facelift is evaluated. We want to have funding available once the design is finalized.

Please follow the violation process and supply the address and the specific restriction that you feel is in violation.

We would like to remind you that your 2017 dues, due on June 1st, are currently outstanding.

Larry Wildt
OMHOA Secretary

On Thu, Jun 8, 2017 at 1:17 PM, <donotreply@godaddy.com> wrote:

Name:

Subject:

the front entrances

Message:

I would like to ask about your intentions about updating the front entrances. They look awful. You allocated money for new monuments. When will they be done and who decides on the design? Also, what are you doing about the general look of the sub. Many homes are in violation of the sub restrictions about the appearance of their homes/yards. How are you handling these items?

This message was submitted from your website contact form:

<http://www.oakwoodmeadows.org/contact.html>

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