

Welcome Oakwood Meadows Home Owners



Agenda – April 15

- Welcome – Board Members
- Sign in Sheet, Comment Cards
- Board Meeting Process
 - Roberts Rules of Order
 - Membership Conduct at Board Meetings
- Treasurer Report
- Board and Committee Report
- Old Business - Legal Actions
- New Business - By Laws /Restrictions
- Announcements - Web Site / Events
- Membership Comments
- Adjournment – 8:30 PM

Sign in Sheet, Comment Cards

- Sign in Sheet – let us know who attends
- Comment Cards – numerical order for the membership to make their comment

Meeting Rules

The rules contained in the current edition of Robert's Rules of Order Newly Revised shall govern the Association in all cases to which they are applicable and in which they are not inconsistent with the Bylaws.

We have a copy of the rules for the Association.

Membership conduct at Board Meetings

- The Board will provide a sign-up cards for those who wish to speak. A time limit is set to two (2) minutes. All who wish to speak must have an opportunity to speak once, before anyone can speak a second time. A speaking time limit of one (1) minute is established for those who wish to speak a second time or to rebut a previous comment.
- The Board will not take actions on any comment at this meeting, but will take note for future consideration.
- The Board will deal with disruptive behavior . If faced with a hostile or difficult member, the chairperson will first warn such member and call him or her to order. After multiple warnings the chairperson will direct the secretary to take “name” the offender in the meeting minutes.
- If the Board cannot conduct business , due to serious and/or continued disruption from a member, the Board may order him or her from the meeting or adjourn the meeting.

Board Meeting Process

- **Call to order:**
Members in attendance:
- **Introduction of new members:**
- **Approval of minutes:** April 1st minutes are approved
- **Treasurer reports:** Current bank account balances
 - Checking , Savings , Total
 - Reminder - Assessments are due by April 30th
- **Board and committee reports:** Picnic, Pond, Block Party, Clean up, Monuments
- **Old Business:**
- **New business:**
- **Announcements:**
- **Membership Discussion:** 2 minutes in order by cards
- **Adjournment:** time
- Request for corrections , Vote for approval
- Sectary records date of approval and posts

Bylaws

- Bylaws – we have taken the document produced from the previous Board made appropriate revisions and are ready for legal review. Simplified!
- Will have membership review meeting for questions – May/June
- Potential Vote – June/ July

Reporting a violation

Reporting of restriction violation or other concern

Reporting - All reporting must be completed in writing and include ,
at a minimum, the following:

1. Define the alleged violation by referencing the Restriction or Bylaw
2. Location of the alleged violation - name and address.
3. Date of alleged violation – when first noticed.
4. Person reporting the alleged violation – name and address.
5. Date the person reporting the violation approached the homeowner in which the alleged violation is located, and the response. Reporting person may request a Board member to attend this meeting with the reporting person.
6. Name of the Board member and date the alleged violation was reported.
7. The report with this information must be signed and dated.

Reporting a violation

Board Actions – Board action is initiated after the initial membership communication is completed and documented and the alleged violation was not resolved.

1. Board member contacts the homeowner with the alleged violation in person and communicates the concern.
2. Confirm that condition is a violation. If ruled that it is not a violation, communication is made to both parties and issue is closed.
3. If ruled as a violation, correction is required.
4. Request for correction closure date and define date for verification.
4. Verify that violation has been corrected. If resolved by date – issue closed.
5. If condition not resolved – record the violation and attach the previous steps .
6. Board member transfers documentation to Board President.
7. President processes a warning through legal counsel with final date for correction.
8. Verify if violation corrected. If yes – issue closed.
9. If still not corrected, the board will seek legal options.
10. Case closure = issue closed. Review Bylaws & Restrictions for updates

Reporting a violation

Board Actions – Special Cause response

- Homeowner issues a request for a variance to a restriction in writing, identifying the special case reasons to President
- An assigned Board member will conduct a review of the violation and the surrounding conditions to determine if there is justification for the recommendation for a temporary variance not to exceed thirty (30) days.
- The reviewing Board member will present the case at a Special Meeting for a vote by the Board for the issuance of a temporary variance. A simple majority vote from the Board will determine the response.
- After the thirty (30) days the violation is to be corrected.
- At no time is a temporary variance considered as reduction in the enforceability of the restrictions and Bylaws.

Restrictions

- Planning a new survey for our key areas for association desires
- Potential to vote on key areas first – campers, fences, trailers, dogs, driveways, etc.
- Step two would be to clean up the rest
- We need membership input for clarification of direction.

Website

- The committee apologizes for not having the website up after the election of the new Board.
- The previous Board removed the content and it took weeks to retrieve the rights and complete the reconstruction.
- We hope you take a look and use it for communication.
- **www.oakwoodmeadows.org**

Oakwood Meadows

HOME

HOMEOWNERS

BOARD MEMBERS

BYLAWS AND RESTRICTIONS

EVENTS / MEETINGS

COMMUNITY

CONTACT

GALLERY

Meeting Minutes

Minutes for March have been posted!

Check out the

[Upcoming Events](#)

Committees

We need volunteers

Contact us if you would like to volunteer to be on a committee. We are looking for people to join the Pond, Events, Building Review, Garage Sale and Front Entrance Committees.

Roads

the Livingston County Road Commission is responsible for maintenance on all county roads. They were contacted and filled the potholes.

To report a pothole in Livingston County, call the Livingston Country Road Commission's maintenance department at 517-546-4250

Oakwood Meadows Web Site

HOME **HOMEOWNERS** BOARD MEMBERS BYLAWS AND RESTRICTIONS EVENTS / MEETINGS COMMUNITY CONTACT GALLERY

Treasurer's

Committees

Meeting Minutes and Newsletters

Oakwood Meadows Web Site

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As the new board, we will be focusing on: the transition phase, updating the By Laws and restrictions, building unity, transparent communications, curtailing legal expenses, and creating a website with timely and comprehensive updates.

Meet the 2014 Board Members



Jim Smalley President

Presidents Role: The President shall be the chief executive officer of the Association. He shall preside over all meetings of the membership and the Board of Directors; shall appoint, subject to the approval of the Board of Directors, the Chairman and members of all standing and special committees, and shall be an ex-officio member of such committees, by virtue of his title, and shall carry out the policies and programs of the Association as determined by the Board of Directors and the membership.

Directors Size and Function

The business, property and affairs of the association shall be managed by a Board of Directors consisting of not less than three (3) nor more than nine (9) persons, at least three (3) of whom shall be the President, Treasurer and Secretary of the Association.

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[Articles of Incorporation - 1974](#)

[Sub 1 Restrictions - 1971](#)

[Sub 2 Restrictions - 1993](#)

[Bylaws](#)

[Third Declaration for Sub 1 Restrictions - 1991](#)

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Meet and Greet



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Oakwood Meadows, living the country life with all the amenities of city life.

Helpful links

Government

[South Lyon](#)

[Green Oak Township](#)

[South Lyon Schools](#)

Recreation

[South Lyon Farmers Market](#)

[South Lyon Pumpkinfest](#)

[South Lyon Rec Center](#)

Utilities/ Services

[Livingston County Road Commision](#)

[Detroit Edison Electric](#)

[Consumers Energy Gas](#)

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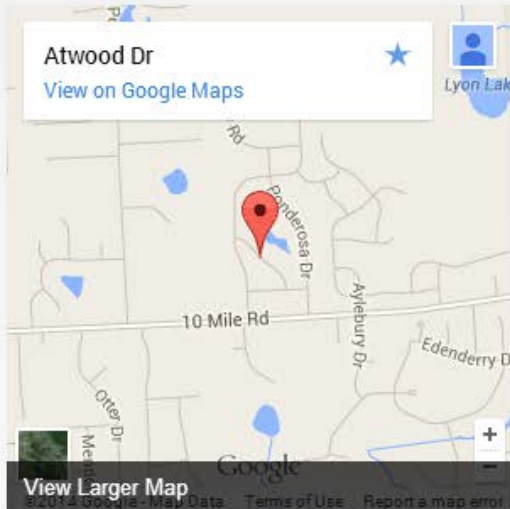
EVENTS / MEETINGS

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Oakwood Meadows



Name: *

Email: *

Subject: *

Message: *

SUBMIT

Contact Us

PO Box 373
South Lyon, MI 48178

omhoaboard@gmail.com

POND

- Treatment permit applied for – 4 weeks for State of Michigan to process
- Review treatment plan to budget
 - Will need to post treatment dates
- No reported fish kill

Violation Updates

- Open Liens on homes
 - One open lien, paid for this year, working to for payments on past years
- Lawsuit – Pump House – we need membership help.
 - In Appeals process, many months remaining.
 - Continue to accumulate cost, association and homeowner.
 - There would be an increase cost, if we switch lawyers.
 - We can dismiss and accept terms as permitted use structure **BUT...**
 - The Association and the Board can be sued by individuals.
 - Reminder - We were elected into position by 2/3 vote on part as home owners voice to stop the money waste on lawsuits.
 - Next step - We need membership input – contact a Board member or reach us through the web site for desired direction.
 - Potential to add to survey

Violations

- Trailer on Ponderosa –
 - Board received complaints of trailer parked in driveway. We contacted homeowner and reviewed the conditions.
 - Based on circumstances
 - We contacted our lawyer for options.
 - Granted a temporary variance during a special meeting until April 2nd. Unanimously approved.
 - Trailer gone March 31st.
 - Restrictions are still in force.

Violations

- Dogs on Ponderosa –
 - Board received complaints of more than 2 dogs.
 - We contacted the homeowner and reviewed the conditions.
 - Homeowner requested temporary variance.
 - We contacted our lawyer for options
 - Restrictions are still in force.

New Business

- Grass Cutting - Receiving bids.
- Pond – Check for treatment permit - Thanks Ron!
- Roads - We do not own the roads or the drains.
 - Livingston County Road Commission has stated that there are no plans for repaving the roads.
 - 51% of the homes are needed on a petition to get signed up for assisted funded repairs.
 - We encourage membership to contact the Road Commission directly on pot holes.
 - We have been added to the road sweep schedule.

Additional New Business

- ???

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Membership Meeting April 15th: Brummer Cafeteria 7:00 p.m.

Sub Garage Sale May 3rd, along with the 2014 City Wide Garage Sale

Spring Clean up May 10th 9am to 1pm

Block Party May 31st 3pm to 9pm

If you would like to help with the Block Party please
contact The Board- attention Katie Wind

What a Great turn out we had for the
Meet and Greet on March 6th!!!
Thanks to all who came out to the Lodge.

Oakwood Meadows

Special thanks to Mark from **Sidejobz** for their donation to the Block Party

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Membership Meeting April 15th: Brunch at Cafeteria 7:00 p.m.

Sub Garage Sale May 3rd, along with the 2014 City Wide Garage Sale

Spring Clean up May 10th 9am to 1pm

Block Party May 31st 3pm to 9pm

If you would like to help with the Block Party please contact The Board- attention Katie Wind

What a Great turn out we had for the Meet and Greet on March 6th!!!
Thanks to all who came out to the Lodge.

Open Board Position

- We do have one vacancy for a Board position.
- One of Board members has moved.
- Based on current Bylaws, we have option to fill or keep this position open.
- This is under evaluation...

Membership Comments

- We will go in order of the card number.
- Each person has two (2) minutes.
- Second round, after all have had a chance one (1) minute.
- Board will take note of comments for future review and actions.
- No rulings or response at this meeting.

Summary

- Upcoming events –
 - Garage sale May 3
 - Spring clean up May 10
 - Block Party May 31
- Use Web site for Board contact
- Bylaw review meeting and vote
- Survey for restrictions
- Assessments due April 30 - \$175
- Thanks for attending! Plan on one every 3 months
- Motion to adjourn meeting, 2nd
- Meeting Adjourned