

Welcome Oakwood Meadows Home Owners Annual Meeting - April 17, 2017



Please sign in,
You can drop your ballot in the basket by the sign in sheet

Sign in Sheet, Ballots

- Sign in Sheet – records meeting attendance
- Ballots – place in container or complete revised ballot (old one will be returned / discarded)

Meeting Agenda –April 17th, 2017

- **Call to Order**
- **President**
 - Meeting process
 - Comments 2016
- **Approval of minutes – Corrected and approved – posted on website**
- **Treasurer Report – Balances as of 4/1/2017**
 - Checking 11,190.95
 - Savings 16,528.85
 - Total 27,719.80
- **Board and committee Reports**
 - Pond
 - Building
 - Restrictions – Sub 2
 - Roads
- **Annual Election for Board and Budget**
 - Introduction of Candidates
 - Last call for Ballots
 - Meeting suspended during counting process
- **Meeting reconvened - Results**
- **Membership - Open discussion**
- **Meeting adjourned - we must leave the building by 9:00PM**

Meeting Process Reminder

- Please wait for recognition from chair before expressing comments or wait until the open discussion segment
- Voting - Meeting will be suspended during the vote counting process and reconvened at the conclusion to communicate the results
- Tie Vote
 - If more than two people tie for the top four positions (2 Year term)
 - Member's present get one vote per household
 - Results are by highest four will receive two year term per By-Laws
- The 8 member Board selects officers
- Meeting room must be cleared by 9:00PM

President Comments

Timeline – What happened this year?

New board members elected

April 18, 2016

Website

Updated min. every 2 months

Inquires to Board – Potential violations

All Closed

Pond Treatment

Repaired entrance lights

Sub 2 Restrictions review / draft

3 membership meetings

Operated within budget

Proposal front monument updates

Annual Meeting

April 17, 2017

President Comments – More to Come

- Restrictions - Sub 2 - being updated
 - Sub 2, Review with Sub 2 members completed (3 meetings)
 - Drafting proposal to vote on changes
- 100% of dues paid – THANK YOU goes to the membership for paying prior to the years end.
- Road repair – survey did not generate enough interest to pursue with Township
- We look forward to continuing progress for our association.
- Thank you for your support

Treasure Report – Details posted on oakwoodmeadows.org

Oakwood Meadows – Balance of Bank Statement

Bank

Balance	4/10/2017	checking	11,190.95
		savings	16,528.85
		total	27,719.80

Treasure Report

Oakwood Meadows - Check Register for 2016

Number	Date	Amount	Description
1178	1/14/2016	\$82.28	DTE acct ...0286 & ...018
1179	VOID		
1180	1/14/2016	\$429.00	Auto Owners Insurance for 2016 (partial)
fee	1/28/2016	\$59.89	new check order, starting number is 1277
1277	1/28/2016	\$89.95	Triple AAA service network
1278	1/28/2016	\$94.26	DTE acct ...0286 & ...018
1279	1/28/2016	\$75.00	Aquatic Technologies - permit fee
1280	2/24/2016	\$127.07	Godaddy web site renewal
1281	2/24/2016	\$60.66	Nominating committee copies and stamps
1282	2/24/2016	\$62.98	DTE acct ...0286 & ...018
1283	3/21/2016	\$116.40	USPS - mail ballots
1284	4/2/2016	\$7.84	USPS
1285	4/6/2016	\$11.00	USPS- stamps
1286	4/26/2016	\$1,302.00	Auto Owners Insurance for 2016
1287	4/26/2016	\$1,478.00	Aquatic Technologies - 2015
1288	4/26/2016	\$146.70	Lisa Thompson - xmas decorations
1289	4/26/2016	\$44.51	larry wildt - ballots copies / envelopes
1290	4/26/2016	\$113.99	Jim Smalley - sub 2 restriction copies
1291	4/26/2016	\$109.68	DTE acct ...0286 & ...018
1292	5/3/2016	\$56.99	larry wildt dues letters / stamps
1293	5/14/2016	\$140.00	Cooper & Riesterer
1294	6/13/2016	\$1,325.28	lawn guru
1295	7/1/2016	\$89.27	DTE acct ...0286 & ...018
1296	7/13/2016	\$267.45	Triple AAA service network (entrance light repair)
1297	8/1/2016	\$45.86	DTE acct ...0286 & ...018
1298	8/1/2016	\$20.00	State of Michigan (annual report)
1299	8/1/2016	\$47.70	Mulch for front entrance
1300	8/2/2016	\$662.64	lawn guru
1301	8/24/2016	\$18.80	USPS - 40 stamps
1302	VOID		
1303	8/25/2016	\$60.00	USPS PO Box rental
1304	8/28/2016	\$52.45	DTE acct ...0286 & ...018
1305	9/7/2016	\$100.00	Cooper & Riesterer
1306	9/14/2016	\$30.00	Water Tech (Pond water testing)
1307	10/6/2016	\$50.62	DTE acct ...0286 & ...018
1308	10/8/2016	\$1,490.94	lawn guru
1309	10/20/2016	\$56.23	DTE acct ...0286 & ...018
1310	11/10/2016	\$662.64	lawn guru
1311	11/16/2016	\$1,581.00	Auto Owners Insurance for 2017
1312	12/14/2016	\$30.73	mailing materials for the survey
1313	12/15/2016	\$68.00	postage for the survey
1314	12/19/2016	\$162.45	AAA Service network (front lights repair)
1315	12/20/2016	\$1,480.00	Aquatic Technologies (2016 pond treatment)
1316	VOID		
1317	12/21/2016	\$148.86	DTE acct ...0286 & ...018
			\$13,059.12

Treasure Report

Oakwood Meadows - Check Register for 2017			
Number	Date	Amount	Description
1318	1/25/2017	121.26	DTE acct ...0286 & ...018
1319	1/25/2017	428.64	D&G Lawn Care
1320		0.00	VOID
1321	2/5/2017	140.05	Godaddy web site renewal
1322	2/8/2017	54.29	USPS
1323	3/2/2017	67.93	DTE acct ...0286 & ...018
1324	3/3/2017	61.76	Huntington Bank - new checks
1325	3/28/2017	60.22	DTE acct ...0286 & ...018
1326	4/5/2017	117.81	Annual Meeting Mailing
1327	4/5/2017	58.00	Office Supplies
		1,109.96	

Treasure Report - Budget

OMHOA Proposed Budget for 2017

	2017 Proposed Budget	2016 Spending	Comments
Association Costs			
Insurance - 2016	\$0.00	\$1,731.00	Paid in 2016
Insurance - 2017		\$1,581.00	Prepaid for 2017 to get a discounted premium
Insurance - 2018	\$1,600.00	\$0.00	
Office Expense (supplies)	\$600.00	\$528.92	
P.O. Box	\$60.00	\$60.00	
Website	\$130.00	\$127.07	
Michigan Annual Report	\$20.00	\$20.00	
Bank Fees - print checks	\$70.00	\$59.89	
Legal Fees - General	\$1,000.00	\$240.00	
Mileage	\$0.00	\$0.00	
DTE Energy	\$800.00	\$792.49	
Management Committees			
Grass Cutting	\$4,200.00	\$4,141.50	
Front Entrance Maintenance	\$300.00	\$284.35	
Common Area - Brush and Tree Removal	\$2,500.00	\$0.00	A number of dead trees and Debris work is needed in a number of the common areas
Spring & Fall Cleanup	\$1,000.00	\$0.00	
Weed & Feed - 2017	\$500.00	\$0.00	
Equipment rental	\$100.00	\$0.00	
Emergency Maintenance	\$300.00	\$429.90	

Treasure Report – Budget - continued

	2017 Proposed Budget	2016 Spending	Comments
Pond Committee			
Weed Control - 2017	\$2,400.00	\$0.00	For 3 treatments, the last 2 years only 2 treatments were needed due to the weather
Weed Control - 2016	\$0.00	\$1,555.00	
Weed Control - 2015	\$0.00	\$1,478.00	Late billing caused this to be paid in 2016
Water Testing (Health Purposes)	\$100.00	\$30.00	
Fish	\$200.00	\$0.00	
Misc Supplies	\$200.00	\$0.00	
Operating Fund			
Leins Filed	\$0.00	\$0.00	
Annual Picnic	\$0.00	\$0.00	
Member Event(s)	\$400.00	\$0.00	
Total	\$16,480.00	\$13,059.12	
Monument Fund	\$3,000.00		

Committee Report

- Pond committee – Roy
 - Addition of fish under review
 - Pond treatment – getting permits, getting bids
 - Investigating of aeration – survival of fish, health of pond
- Building Committee – Jim
 - Please be sure to contact the committee before you start
 - We review for restriction violations
 - You still need to review local requirements
 - Will announce new Building Committee after this meeting

Committee Report

- **Restrictions – Sub 2** - Jim

- Approach – used previous efforts and communicated desires, comparing current to proposed, clarify language and update requirements, held meetings with sub 2 members
- Open meeting for Sub 2 – proposal
- Review with lawyer
- Update if required – updates cleared by lawyer
- Voting process – Vote by section (fences, driveways, sheds,)
- Establish vote date and complete vote
- If sections pass (requires 2/3 of Sub 2) register new restrictions
- If rejected – solicit feed back for revisions / leave as currently stated
- No voting on legal items required in content.

Committee Report

- **Roads** - We do not own the roads or the drains.
 - Livingston County Road Commission stated in 2014 that there are no plans for repaving the roads.
 - We have had several estimates ranging from \$800K to \$1,000K
 - No houses with driveway on ten mile included
 - We need to pass a vote of > 50% that agree to proceed with roads
 - Survey indicated less than 50% support road repair (39 No, 22 Yes)
 - Currently not enough support to continue
 - The cost of the roads would be added to your taxes.
 - Investigation of other options
- We encourage membership to contact the Road Commission directly on pot holes.

Annual Election for Board and Budget

- Voting – By notification of the President - Meeting is suspended during the vote counting process and will reconvened at the conclusion to communicate the results and continue the meeting
- Tie Vote
 - If more than two people tie for the top four positions (2 Year term)
 - Member's present get one vote per household
 - Results are that the highest four will receive two year term per By-Laws
- Meeting Suspended for counting

Meeting is reconvened - called to order
- please be seated

- Voting Results
- Budget vote results
- Monument Fund

Membership Discussion

- Please wait to be recognized by the Chair
- Limit your question or comment to (2) minutes
- Board will respond and or take note of comments for future review and actions.

Additional New Business

- **Other new Business????**

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, 2017.

- **Thank You for attending!**

- Motion to adjourn meeting, 2nd
- Meeting Adjourned