Agenda of Oakwood Meadows Homeowners Association

Meeting Date: October 16, 2026

Call to order: A Board of Directors meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on October 16, 2026. The meeting convened at 7:15 pm, President Brian Nichols presiding.

Board Members in attendance:

Brian Nichols
Jim Smalley
Robert Grand
Mark Tomaszewski
Larry Wildt
Joan Shifferd
John Long
Frederick Bender

Treasurer report:

- Current bank account balances as of October 19, 2026
  - Checking $ 17,150.27
  - Savings $ 16,867.01
- 100 members have paid the 2026-2027 dues and all liens have been cleared
- No outstanding balances
- Digital payments (Bill pay) have been setup for DTE, lawn service, pond service, etc
- A business PayPal account has been setup for future paying of dues for an $8 fee. A PayPal link will be made available on the website for 2027-2028 dues.

Board and Committee reports:

Building Committee:

- Members of the committee are: Jim Smalley, Robert Grand, Brian Nichols.
- N/A

Pond:

Members of the committee are: Fritz Bender Joan Shifferd, Mark Tomaszewski, Brian Nichols.

- Continuing taking pictures to document the status of the pond
- Watermeal has adapted become immune to the current treatment and the treatment is not effective
- Discussion of AQUA Pond Management Proposal
    - Will get references from them, prior to budget planning for next year
    - Verify the timing and frequency of the treatment plan and the start and end dates of treatment

Common Areas:

- Members of the committee are: Brian Nichols, Robert Grand
- Dead tree by the Daleview entrance
- No complaints about the lawn service for the common areas
- Sub committee
    - Cleanup was made at the Daleview entrance, clearing out of invasive plants

Old Business

- Road Update
    - Roads are complete.
    - Fiber Installation Issues
        - The initial vendor was dismissed, waiting on the company to select a new vendor.
        - Residents need to contact the Livingstone County Road commission for any issues
        - Any damage caused by fiber installation should be documented and sent to the board; LCRC (Road Commission) has indicated they will be repaired properly at the end of the job.

New business:

- There will be 3 Board openings for next year and candidates are needed that are willing to be Vice President or Secretary or there is a possibility to outsourced the day to day management of the HOA to a management company with oversight by the Board.
- Will request a portable radar sign to inform and gather vehicle speed data on Ponderosa and Daleview roads.

Announcements:

- HOA Board budgeting meeting set for January 18, 2027 at 7:15pm

Adjournment: The meeting was adjourned at 8:35 pm
Secretary: Larry Wildt
Date of approval: 10/31/2026
Oakwood Meadows Homeowners Association