

Call to order: An Annual meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on April 25th, 2020. The meeting convened at 7:05, President Jim Smalley presiding, and Larry Wildt, Secretary.

Board Members in attendance:

Robert Grand
Roy Meadows
Mark Zemko
Jim Smalley
Larry Wildt

Members in Attendance

Donna Smalley
Fritz & Joanne Bender
Brad Oyster
Gary & Carrie Buch
Dave & Susan Laity
Bob Nichols

Approval of minutes:

Minutes from the prior meeting were corrected, approved and posted on OakwoodMeadows.org.

President Comments

- New board members were elected at the Annual Meeting on April 8, 2019.
 - Jim Smalley Appointed to President by the board.
 - Robert Grand Appointed to Vice President by the board.
 - Larry Wildt Appointed to Secretary by the board.
 - Roy Meadows Appointed to Treasurer by the board.

- The board operated within the approved budget.
 - Association Dues • 100% of members have paid the yearly dues before years end. Thank you!!!
 - Going forward, please remember dues are to be paid by June 1.
- Inquires to Board
 - All reported violations are closed
- Pond Treatment was completed.
- Pond safety and informational signs were replaced.
- September 13 Meet & Greet was held at Aubree's and was well received.
- Park and Spring cleanup were completed.
- Volleyball net at the park is available for all members from Memorial Day to Labor Day each year.
- Proposals for our front monuments were updated and an action plan for implementation is being developed.

Treasurer report for 2018-2019

Treasurer's Report

Details are posted on your website:
oakwoodmeadows.org

OMHOA Financial Statement for 2019 to 2020

Opening Bank Balance 4/1/2019	Checking	\$13,157.70
	Savings	\$16,537.89
	Total Beginning Balance	\$29,695.59
Deposits	Checking	\$15,030.00
	Savings	\$0.00
	Interest	\$9.06
	Total Available Funds	\$44,734.65
Expenses	Less Checking Expenses	\$14,008.96
	Less Savings Expenses	\$0.00
	Year End Balance	\$30,725.69
Year End Bank Balance 3/31/2020	Checking	\$14,178.74
	Savings	\$16,546.95
	Total	\$30,725.69

Treasurer's Report (continued)

Spending to Budget Review

Treasurer Report

April 1, 2019
to
March 31, 2020

Association Costs	Budget	Spending	Category
Insurance - 2019	\$1,600.00	\$1,540.00	Insurance
Office Expense (supplies)	\$800.00	\$656.38	Office Expense
P.O. Box	\$70.00	\$80.00	PO Box
Website	\$0.00	\$0.00	Website
Michigan Annual Report	\$20.00	\$20.00	Michigan Annual Report
Bank Fees	\$0.00	\$36.95	Bank
Legal Fees - General	\$500.00	\$0.00	Legal - General
Mileage	\$0.00	\$0.00	Mileage
DTE Energy	\$1,000.00	\$766.81	DTE
CPA	\$400.00	\$375.00	CPA
Management Committees			
Grass Cutting	\$4,000.00	\$3,705.00	Grass - Cutting
Front Entrance Maintenance	\$400.00	\$450.00	Front Entrance - Maint
Common Area Brush and Tree Removal	\$3,000.00	\$2,705.00	Brush & Tree Removal
Spring & Fall Cleanup	\$1,000.00	\$275.00	Spring & Fall Cleanup
Weed & Feed - 2020	\$500.00	\$463.45	Grass - Weed & Feed
Emergency Maintenance	\$1,000.00	\$0.00	Emergency Maintenance
Park Improvement	\$500.00	\$225.20	Park Improvement
Pond Committee			
Weed Control - 2019	\$2,400.00	\$2,471.00	Pond - Weed Control
Water Testing (Health Purposes)	\$100.00	\$30.00	Pond - Water Testing
Fish	\$0.00	\$0.00	Pond - Fish
Operating Fund			
Leins Filed	\$0.00	\$0.00	Legal - Liens
Member Event	\$400.00	\$209.17	Member Event
Total	\$17,690.00	\$14,008.96	

Treasurer's Report (continued)

Check Register
April 1, 2019
to
March 31, 2020

CHECK REGISTRY		Totals	\$14,008.96	
Number	Date	Amount	Category	
1470	5/7/19	\$16.96	Office Expense	
1471	5/7/19	\$61.84	DTE	
1472	5/29/19	\$62.55	DTE	
1473	5/30/19	\$375.00	CPA	
1474	6/4/19	\$450.00	Front Entrance - Maint	
1474	6/4/19	\$275.00	Spring & Fall Cleanup	
Returned Check Fee	6/4/19	\$15.00	Bank	
1475	6/11/19	\$30.00	Pond - Water Testing	
1476	6/20/19	\$55.00	Office Expense	
1477	6/27/19	\$58.40	DTE	
1478	7/10/19	\$1,505.00	Brush & Tree Removal	
1479	8/8/19	\$60.52	DTE	
1480	8/15/19	\$1,690.00	Grass - Cutting	
1481	8/22/19	\$20.00	Michigan Annual Report	
1482	9/3/19	\$62.49	DTE	
1483	9/3/19	\$80.00	PO Box	
1484	9/6/19	\$650.00	Grass - Cutting	
1485	9/17/19	\$209.17	Member Event	
1486	9/17/19	\$8.49	Office Expense	
1487	9/17/19	\$25.67	Office Expense	
1488	9/17/19	\$225.20	Park Improvement	
1489	10/7/19	\$62.46	DTE	
1490	10/7/19	\$520.00	Grass - Cutting	
1491	10/7/19	\$1,200.00	Brush & Tree Removal	
1492	12/4/19	\$520.00	Grass - Cutting	
1493	12/22/19	\$23.99	Office Expense	
1494	1/22/20	\$138.70	DTE	
1495	1/22/20	\$325.00	Grass - Cutting	
1496	1/22/20	\$1,540.00	Insurance	
1497	1/22/20	\$97.34	DTE	
1498	2/12/20	\$89.84	DTE	
1499	2/12/20	\$463.45	Grass - Weed & Feed	
New Check Order	3/2/20	\$21.95	Bank	
1500	3/10/20	\$93.12	Office Expense	
1501	3/10/20	\$76.60	Office Expense	
1502	3/10/20	\$2,471.00	Pond - Weed Control	
1503	3/10/20	\$72.67	DTE	
1504	3/20/20	\$356.55	Office Expense	

Financial Review

- A financial review was completed by an outside firm for the fiscal year of April 1, 2018 to March 31, 2019.
- On May 29, 2019, B.W. Smith + Company, CPA, PC reported the financial audit results with no findings; meaning we are operating in compliance.
- The next review will occur for the fiscal year April 1, 2019 to March 31, 2020. This will be scheduled and planned to be performed later this year.
- We will continue the annual financial review practice by an outside firm to ensure continued compliance with the Bylaws.

Board and committee reports:

Pond

- Water quality testing is planned to be performed in Mid-April, June, & August.
- Water treatment is planned to be performed as needed.
- New pond safety and information signs were installed.

Building Committee

- Please be sure to contact the committee before you start. Thank you.
- We'll review all proposals for conflicts with the restrictions that might result in a violation.
- After our review is approved, you still MUST review your proposal regarding local township requirements.
- Any updates to the Building Committee members will be posted on the website.

Restrictions

GreenOakTownship Ordinances

As township ordinances are improved and updated, it makes sense to review our HOA documents. By aligning our restrictions document with the ordinances, the township would become responsible for the cost and any litigation that may result from a violation.

Sub 1

The “Trailer, Trucks, Commercial Vehicles” section has been discussed by the board in an effort to more closely align with the current township ordinances. A proposal to the Sub 1 membership is planned for later this year for their consideration and potential vote.

Sub 2

Discussions by the board are continuing in order to re-evaluate the previous restrictions proposals and to encourage Sub 2 membership participation in future voting.

Front Entrance

Summary of the Plan

- Reface the monuments and replace the signs at two locations.
 - The western side of Ponderosa and eastern side of Daleview monuments will be refaced and the signs replaced.
 - The two monuments will be adjusted so they are similar in size. New signs are planned to be installed onto the top platform.
 - The trees will be trimmed, as needed, and fresh plants will be planted.
 - Fresh mulch will be installed to compliment the monument and sign colors.
 - The lighting will remain as is. LED bulbs are being considered to reduce utility costs.
- Remove the monuments from the eastern side of Ponderosa and western side of Daleview along with their respective ground covering. Grass seed will be planted.

Website Updates

- December 26, 2018 –The New WIX-based Website went Live
- Over the past 16 months, the site has been well received and praised for it's professional appearance, ease of navigation, and detailed content.
- The site is mobile friendly so can be easily accessed by smartphone or tablet.
- Useful Documents
- Announcements, financial status and reports, and board meeting documents are regularly posted on the site.
- Subdivision Parcel Maps, restriction documents, and HOA Bylaws are available on the BYLAWS & RESTRICTIONS page.
- Contact the Board, Webmaster, or Building Committee
- The building committee can be easily contacted by a simple fill-in-the-blank form on the COMMITTEES webpage. Please be sure to contact the building committee before any home improvement projects.
- The board can be contacted by the form on the CONTACT webpage. We'll do our best to reply to your requests in a timely manner.

- For any suggestions or concerns about the website, you can contact Robert by filling out the form at the bottom of any webpage.

Spring Cleanup

- We have a contract for the front entrance monument cleanup.
- We are scheduling the cleanup and removal of additional fallen trees in the park areas, as appropriate.

Roads

- The roads are not owned by and are not the responsibility of the Oakwood Meadows Association.
- The board followed through from a request from the members to work with the township/county to seek a remedy for the roads.
- Per the township's direction, the Association assessed the interest level from the members for the township to proceed to the next step.
- Based upon the survey result from the members, there was not close to enough support from the membership.
- We encourage the membership to contact the township directly on the street conditions.

Member Event

The 2019 Meet & Greet was held at Aubree's in mid-September. Around 25-30 members and their families attended.

- Boneless wings, bread sticks, Feta bread platter, vegetable platter, and cookies were provided by the board.
- Soft drinks, iced tea, and coffee were provided by the Board.
- Members could purchase alcoholic drinks separately. The event was enjoyed and well received by all whom attended

For 2020

A similar event is planned.

- Tentatively scheduled for fall 2020.
- Tentatively scheduled for Aubree's again, but other venues would be considered if members prefer.
- An invite newsletter will be sent to all members about a month before the event. In addition, an announcement will be posted on the website.

Ballot Results

53 ballots were received, and the following were duly elected:

Gary Buch - 40

John Long – 42

Bradley Oyster – 44

Mark Zemko - 44

The proposed dues of \$150 had 50 Yes votes and 0 No Votes **Passed**

The monument fund had 43 Yes votes and 6 No Votes. **Passed**

Member Discussion:

About Sub 1 possible restriction update

Question

How would the change effect the current restrictions document? More restrictive?

Answer from Jim (summary)

It would not be more restrictive. The township has a more detailed definition of what trailer, trucks, and commercial vehicles are.

About Roads

Question

Would it be possible to replace specific sections of the subdivision roads? Has this been discussed with the township?

Answer from Jim (summary)

Once the township is back working in a normal capacity, the board will make an inquiry with the township to see if anything can be done about replacing or repaving specific sections of the HOA roads.

About Landscaping Contract

Question

Did the board get multiple bids for landscaping before selecting Lightning (current vendor)?

Answer from Jim (summary)

Last year, we obtained bids before selecting Lightning. Due to the current viral outbreak, Lightning has agreed to do the initial grass cutting this year. The board is planning to obtain bids for this year's groundskeeping work as businesses come back to work.

About Dues Invoicing

Question

Will invoices be sent out for this year's dues?

Answer from Jim & Robert

Yes. The board is planning to mail invoices for the dues invoices next week in the mail.

Adjournment: The meeting was adjourned at 7:40 pm.

Larry Wildt

Date of approval: 5/25/2020

Oakwood Meadows Homeowners Association