

## MINUTES of Oakwood Meadows Homeowners Association

Meeting date: May 6th, 2014

**Call to order:** A Board of Directors meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on May 6th 2014. The meeting convened at 7:10, President Jim Smalley presiding, and Larry Wildt, Secretary.

### **Board Members in attendance:**

Byron Brock  
Curt Hutchinson  
Laura Leshok  
Roy Meadows  
Jim Smalley  
Leisa Thompson  
Larry Wildt  
Katie Wind

### **Introduction of new members:**

N/A

### **Approval of minutes:**

Minutes from April 15th, 2014 were approved.

### **Treasurer reports:**

- Current bank account balances
  - Checking – 8,074.25
  - Savings - 16,506.66
  - Total    **\$ 24,580.91**
  
- Due's status
  - 73 home owners have paid their assessments
  - Reminder that Assessments were due by April 30th
  - A reminder letter will be sent to the 27 members that have not paid yet
  - One lien is currently filed

**Board and committee reports:**

Pond Committee

- N/A

Bylaw Committee

- Bylaws – the document produced from the previous Board has had appropriate revisions and is ready for legal review.
- Will have membership review meeting for questions – June
- Potential Vote by the membership – July
- The bylaws include a process for reporting of a potential restriction violation

Welcome Committee

- N/A

Roads Committee

- Report in of a large hole by the drain at the West Entrance, the county will be contacted.

**Old Business**

Reminder of upcoming events:

- May 10th- Spring Clean Up 9am-1pm
- May 31st - Block party 3pm-9pm

Outbuilding lawsuit

- Oral arguments are scheduled for June 5th

#### Transition of Documents belonging to the Association

- Updates on the Transition Process with the 2013 board officers
- Inventory of transitioned association records
  - Financial info from 2003-2013 that includes receipts, bank statements and either copies of received checks or a list of members that had paid.
  - Documentation for Past liens
  - Documentation for the Active lien
  - Restrictions and bylaws over the years
  - Legal copy of the articles of incorporation
  - 1992 fence related lawsuit in sub 2
  - Violation letters from 2011, 2012, 2013
  - Minutes from 2009, 2010, 2011, 2012, 2013
  - Selected Member correspondence
  - Documents related to the cement driveway

Dogs on Ponderosa – in 2013, the Board received complaints of more than 2 dogs.

- Jim Smalley presented a variance request from the member which was denied, the issue continues to be discussed with the member.
- Restrictions are still in force

#### **New business:**

- A member notified the board about a timeframe to unload their motor home, it was unloaded and removed prior to that timeframe
- Restrictions are still in force

#### Grass Cutting

- Three bids were received and reviewed
- All bids contained the following criteria
  - Valid Insurance
  - weekly cutting
  - edging along street
  - weed whipping around trees and bed borders
  - pick up trash
  - pick up large sticks or debris
  - the option to skip a cut if desired
- Laura Leshok moved to “award the bid to Lawn Guru”. The motion was adopted after debate.

**Announcements:**

No Announcements were made

**Adjournment:** The meeting was adjourned at 8:08.

Larry Wildt

Date of approval: June 3rd 2014

**Oakwood Meadows Homeowners Association**