

Agenda of Oakwood Meadows Homeowners Association

Meeting date: August 2nd, 2015

Call to order: An Annual meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on August 2nd, 2015. The meeting convened at 7:05, President Jim Smalley presiding, and Larry Wildt, Secretary.

Board Members in attendance:

Brian Canadi (excused)

Laura Leshok

John Long

Roy Meadows

Jim Smalley

Leisa Thompson (excused)

Larry Wildt

Mark Zemko

Approval of minutes:

Minutes from May 3rd, 2015 were corrected and approved.

Treasurer report:

- 87 members have paid
- Discussion on members that are late in paying their dues
- Spending to date is \$5,669.89
- Current bank account balances as of August 1, 2015
 - Checking \$16,170.36
 - Savings \$16,515.50

Board and committee reports:

Building Review Committee

- A plan for an upgraded fence in Sub 1 was approved for lot #19.

Pond Committee

- A water test will be conducted
- Another treatment is being scheduled

Roads Committee

- The committee will be reaching out to the township and county for options and get an understanding for the cost. No response was received. Once there is an estimate is available, the members will be reached out to for direction.
- All estimates and inquiries must go through the county as they own the roads.

Restrictions Committee

- The restrictions for sub 1 were put to a vote and all of the proposed changes were passed.
- The process to update sub 2 restrictions will be started

Welcome Committee

- 9770 Daleview
- 9790 Daleview

Unfinished Business

- Front Entrance – fixing the light on Ponderosa is under review

New business:

- Open Board meeting in October/November
- Update on Lawn Guru – problems with cutting the North Park in May; Lawn Guru has apologized, issued a credit and has been doing a nice job since then
- Modifying the violation process so that the name are no longer anonymous and if the person with the concern is not willing to meet their neighbor a board member will go on their behalf
- Motion made “to amend the violation process, due to some homeowners not being compliant or comfortable in in following the current violation process, by having a board member approach the homeowner on their behalf”
Motion passed

Announcements:

- N/A

Adjournment: The meeting was adjourned at 8:10.

Larry Wildt

Date of approval:

Oakwood Meadows Homeowners Association

Addendums

Member Inquiries

- 1) It is the board's responsibility to enforce our Restrictions not individual homeowners. If the board feels that email is an acceptable means of business communication than why do you expect one homeowner to personally contact another homeowner regarding a violation? Does that not seem like a double standard to you? I stipulated all of the information to you regarding the violation. I refuse to knock on his door to inform him of his violation. That is the job of the board if that is how you choose to operate. If you would like to send me his email address I will send him a message.

Keep in mind that a board that neglects to fulfill its duties is setting itself up to be removed and/or sued by any homeowner. If this board doesn't have the backbone to address violations then resign & let someone else do the job for you.

Response

Acknowledging receipt of your email, and is under review by the board.

- 2) A boat has been stored in the driveway of the xxxx residence since April 15, 2015. xxxxx has been informed of the same violation in the past so he is well aware of the restriction which he is violating. Please promptly contact him to have the boat either removed from his property or stored in his garage.

Also, I would like the board to post the reason on the subdivision website why they refuse to post contact phone numbers for contacting directors directly. I had a homeowner contact me looking for a phone number of the president to discuss the sale of her home that needed to be addressed. There are times when waiting for a slow email response is not adequate. For all the years before the current board took office board members phone numbers have always been published. What is this board afraid of?

Response

The process for handling potential violations is located on the OakwoodMeadows.org website on the "Bylaws and Restrictions" tab. By following the process; and with neighbor to neighbor communication and proper written notification these issues can be resolved.

In today's busy and hectic world, email is an appropriate method of communicating and this is the communication path the board has been following. We have been in contact with several title companies and individuals in the process of selling their homes without any issues or delays on our part. We would recommend you direct questions through the proper channel - through the web site. This will assist in the education of the proper path.

3) Where are the annual meeting minutes? There's not one item clearly defined on the website about WHAT was discussed. This is not minutes of a meeting this is a 23 page agenda. This is not acceptable. What are you hiding?

Also xxxx have a car in their yard. What are you going to do about this? Please don't tell me that I have to call them. This is why we have a board of directors. Please contact them to ask them to remove the car. This isn't a used car lot....

Response

A link to the April meeting minutes is located on the homepage at OakwoodMeadows.org. For your benefit, here is a direct link, <http://www.oakwoodmeadows.org/minutes.html>.

The process for handling potential violations is located on the OakwoodMeadows.org website on the "Bylaws and Restrictions" tab. In this particular case, and as I have shared with others, it is best to go to the governing documents and clearly identify the restriction; which is part of the process that is in place.

Since the restriction was not identified, I am assuming that you are referring to restriction 22 related to abandoned vehicles. After viewing what you termed "a used car lot", the board's view is that it is not violating restriction 22 or probably even a Green Oak Township ordinance.