

Agenda of Oakwood Meadows Homeowners Association

Meeting date: November 8th, 2014

Call to order: A Board of Directors meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on November 8th, 2014. The meeting convened at 7:10, President Jim Smalley presiding, and Larry Wildt, Secretary.

Board Members in attendance:

Kevin Gunning
Curt Hutchinson
Laura Leshok
Roy Meadows
Jim Smalley
Leisa Thompson (excused)
Larry Wildt
Katie Wind (excused)

Introduction of new members:

N/A

Approval of minutes:

Minutes from October 8th, 2014 were corrected and approved.
Minutes from October 22nd, 2014 were corrected and approved.

Treasurer reports:

- Current bank account balances as of October 31st, 2014
 - Checking – \$5,938.59
 - Savings - \$16,510.46
 - Total - \$22,449.05

- Due's status
 - 99 home owners have paid their 2104 assessments
 - The remaining homeowner will be contacted
 - Expenditures from February 1st 2014 to October 31st 2014 are \$12,886.00
 - Reminder that the Association's detailed expenditures are posted on the web site

Secretary Reports

- A Fall newsletter was sent out to the members
- The recently passed Bylaws are posted on the web site
- In reviewing the past records of the association: there are mentions of violations in prior meeting minutes however we only have copies of any violation letters sent out from January 2011 to the present day and we have records of the building review committee from February 2014 to the present day.

Member Inquiries

To protect the anonymity of members of our community the names have not been included.

1)

"Larry,

I would like to know if the board has discussed the condition of the Smalley driveway. The temporary coating that was applied to & that has now worn off puts the Smalley's in violation of the agreement between the Association & the Smalley's which is a signed, legal document. This document is in the files that were passed on to you as well as filed with the Court in Livingston county. This matter needs to be addressed & does not present well that the president of the Association is getting away with this.

The previous board was informed at the time that this document was signed, that if the Smalley's failed to maintain the surface of the driveway with asphalt coating they could be taken back to the court over said manner.

I have spoken to a number of homeowners that have asked what is being done about this.

Respectfully,
OMHOA member"

Response:

As your question directly involves President Smalley, he has abstained from this conversation.

The Board has reviewed the May 2013 settlement agreement of the concrete driveway. Case number 2012-27112-CH which was dismissed with prejudice. According to the records and this agreement the Smalley's have completed the requirements of the agreed upon settlement agreement from May 2013.

To restate the settlement agreement signed by the Smalley's and the board.

"3. On or before July 31, 2013 Smalley, at their expense, will have professionally applied to their concrete residential driveway at 9800 Daleview Drive, South Lyon Michigan 48178 a black asphalt slurry mixture covering the entire surface of the existing concrete driveway."

"9. This Agreement contains the entire agreement and understanding between the parties. No promise, inducement or agreement not herein expressed has been made by, between or among any of the parties. This Agreement may not be modified except by a subsequent written agreement signed by all parties."

There is nothing for the board to enforce as the agreement does not contain any reference to a "temporary coating" or "failed to maintain the surface of the driveway with asphalt coating". Nor is there a current restriction requirement of any member of the association to maintain their surface coating.

2)

"Is there a way to take Sharon of my email! I don't need her ranting when ever she doesn't like what is going on in the neighborhood!

Thanks much
OMHOA member"

Response:

I have talked with other people and they have replied back to her with an email saying that she doesn't have permission to use their email and to cease using it immediately. After sending that email my other suggestion would be to add a rule to your email and direct any future emails from her directly to the trash.

3)

“Hi Larry,
I would like to know who signed the voting ballot at xxxx Daleview.

Thanks,
OMHOA member”

Response:

Please refer to the voting summary in the October 22, 2014 meeting minutes.

Board and committee reports:

Building Review Committee

- N/A

Pond Committee

- Kevin Gunning has joined the pond committee

Roads Committee

- Tabled until Spring of 2015

Welcome Committee

- N/A

Old Business

- The ruling from the judge is that the defendant will be required to bring their structure into compliance by April 15th 2015. The case is now closed.
- Thanks to all who were able to help out at the Fall cleanup, the entrances look great!

New business:

- Reminder that the new bylaws are in effect and the new fiscal year is April 1st to March 31st.
- Discussion on the process and timing of updating the restrictions
 - Approach
 - Will be a gradual approach
 - There will be No loss of existing structures
 - A survey of sub 1 and sub 2 will be done
 - The Restriction Committee for Sub 1 and Sub 2 will be headed by Kevin Gunning
 - Member input will be sought
 - Sub 1 will be voted on first
 - Sub 2 will follow that vote and will benefit from the lessons learned of sub 1
- Budget process – lawn cutting bid, fertilizer bid, look at future spending, fish, cash flow
- Insurance for the association is due in Dec 2014, Laura will take the lead on reviewing the coverage
- Motion by Laura to transfer 75\$ from the budget allocated to Mileage and use for refreshments at the December 11th meeting. Motion Passed

Announcements:

Open Meeting and Holiday get together at Moose Ridge on December 11th at 7pm.

Adjournment: The meeting was adjourned at 9:30.

Larry Wildt

Date of approval: December 11th, 2014

Oakwood Meadows Homeowners Association