

## Agenda of Oakwood Meadows Homeowners Association

**Meeting Date:** August 16, 2022

**Call to order:** A Board of Directors meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on August 16, 2022. The meeting convened at 7:01, President Jim Smalley presiding, and Larry Wildt, Secretary.

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

Jim Smalley

Robert Grand

Brad Oyster

Ken Bien (excused absence)

Suzan Lowe

John Long

Larry Wildt

### **Approval of minutes:**

Minutes of May 10, 2022, were approved and have been posted to OakwoodMeadows.org

### **Treasurer report:**

- OakwoodMeadows.org has the current bank balances and a YTD line item spending posted
- Current bank account balances as of August 16, 2022
  - Checking \$ 21,779.99
  - Savings \$ 16,861.61
- 99 members have paid their dues for 2022, certified letters will be sent to the 1 inactive member
- The lien from 2021 has been resolved
- Filed the non-profit paperwork with the state
- CPA Audit
  - Results have been received and both fiscal years (2020-2021 & 2021-2022) have passed the audit. As a reminder the fiscal year for the association begins on April 1<sup>st</sup>.
    - April 2020 – March 2021
    - April 2021 – March 2022

## **Board and Committee reports:**

### **Building Committee:**

- Members of the committee are: Jim Smalley, Robert Grand, Ken Bien.
- Please be sure to contact the committee before you start, this includes exterior maintenance.
- The committee reviews for restriction violations.
- Members need to review and follow local requirements.
- No inquiries are active.

### **Pond:**

- Members of the committee are: Brad Oyster, Suzan Lowe.
- eColi results from June 24<sup>th</sup>, had a rating of 58 which is well below the limit of 300.
- The pond was treated on August 8<sup>th</sup> and the treatment also includes treatment for the watermill invasive plant
- More people have been fishing at the pond
- A new pond webpage has been added to the HOA website (<https://www.oakwoodmeadows.org/pond>)

### **Front Entrance:**

- Members of the committee are: Jim Smalley
- The light on Ponderosa has the circuit go out when it gets wet, 15 electricians were contacted trying to get it fixed. An electrician was able to resolve the issue.
- Will discuss a more permanent fix in next year's budget meeting.

### **Common Areas:**

- Members of the committee are: Jim Smalley, Brad Oyster
- Lightening – reviewed with them on the areas to cut as they have been having turnover of their staff
- Tree strategy
  - Trees are reviewed by Board members based on member observations and personal review. The suggested trees are then reviewed by the tree arborist for final recommendation for removal. The criteria include: but are not limited to overhanging branches, dead / rotting trunks – which can still have green foliage, leaning trees due to soft ground, and dead trees. Focus is to improve the safety of the association.
- A map of the lots in our subdivision can be found at [OakwoodMeadows.org](http://OakwoodMeadows.org) > bylaws and restrictions > Parcel Numbers
- Tree removal
  - North park (lot 101) – large cottonwood with a rotten base
  - North park (lot 101) – large cottonwood that was 2/3 dead
  - North park (lot 101) – small pine tree and pile of branches

- Daleview (lot 102) – dead pine tree
- Pond entrance (lot 103) – several trees removed and branches trimmed that were hanging over the road
- Daleview entrance (lot 037) – brush pile removed

### **Old Business:**

- Member event
  - Members of the committee are: John Long, Suzan Lowe, Ken Bien
  - Looking for a date in the Fall for a membership event
- Road Survey
  - The board is aware the road resurfacing process with the township / county will likely be long and thus take a lot of effort. Before the board is willing to allocate such resources toward this project, it was deemed important to determine if there was a minimum 60% membership interest level. If less than 60% of the membership wasn't even interested in the project, then there was no chance of ever getting the road resurfacing project approved.
  - The road survey had a single, simple objective to the membership: Do you want the board to start the process of formally investigating the road resurfacing with the appropriate township / country officials?
  - 70 surveys out of a 95 have been returned with 50 Yes, 20 No's and 25 no vote. Effective vote is 50 yes and 45 No, there is not enough interest to continue with the next step of the process.
  - The president of Country Lane Estates had indicated that their members were interested in improving the roads and based on their survey results, they also do not have enough interest to continue
  - Since the membership did not show enough interest, the board has no confidence that the project could ever meet the 60% bond requirement, so it makes no sense to spend board resources on a project that can't pass.

**New business:**

- July 5 Motion
  - “I move that an additional \$300 dollars be allocated from the checking fund into the fund for Common Area - Brush and Tree Removal to cover the additional cost. The additional funds to come from the existing \$3,000 budget for “Common Area - Brush and Tree Removal” and \$1,000 from the budgeted Emergency Funds” - Motion Pass
- The boundaries for lot 101 are not clear, will seek a quote for surveying this lot
- Use of Quickbook for maintaining the association financial records was discussed
- Discussion of recent member emails
- HOA Tent – carrier bag is rotten
- Will gather costs to have a storage unit for: Signs, x-mas decorations, tent, etc

**Announcements:**

**Adjournment:** The meeting was adjourned at 8:52 pm

Larry Wildt                      Date of approval: 9/26/2022

**Oakwood Meadows Homeowners Association**