

Agenda of Oakwood Meadows Homeowners Association

Meeting date: March 18th, 2015

Call to order: A Board of Directors meeting of the **Oakwood Meadows Homeowners Association** was held in South Lyon, MI on March 18th, 2015. The meeting convened at 7:25, Vice President Laura Leshok presiding, and Larry Wildt, Secretary.

Board Members in attendance:

Curt Hutchinson (Excused)

Laura Leshok

Roy Meadows

Jim Smalley

Leisa Thompson

Larry Wildt

Katie Wind

Introduction of new members:

- 9648 Daleview
- 13330 Sequoia Ln

Approval of minutes:

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

Treasurer reports:

- Current bank account balances as of March 1, 2015
 - Checking – \$2,578.84
 - Savings - \$16,512.96
 - Total - \$19,091.80
- Expenditures from January 1st, 2015 to March 1st, 2015 were \$2,496.41
- Reminder that the Association's detailed expenditures are posted on our web site at OakwoodMeadows.org

Secretary Reports

- The following people were nominated and have been verified that they have accepted:

Brian Canadi	Laura Leshok	John Long	Roy Meadows
Jim Smalley	Leisa Thomson	Larry Wildt	Mark Zemko

Member Inquiries

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

- 1) "I would like some specific detail on check # 1329 written on 12/12/14 to Katie Wind for \$ 189.00 for "open member meeting". Thank you."

Response:

Thank you for reviewing the financial information that is posted on the OakwoodMeadows.org web site. Every month, the current balance of the bank accounts and the detailed spending of the association to date are posted for everyone to see.

In regards to your inquiry, the funds were spent on the room rental and appetizers. \$75 dollars came from the association's miscellaneous fund and the rest of the monies were donated specifically for this purpose and deposited in the associations account to support this event.

Since the board did not have the checkbook with them, Katie was kind enough to pay the bill and to be reimbursed.

Thank you for your question and this is exactly why we are posting this information on the web site and keeping the web site content current so that all members can be informed.

- 2) (Follow up email to the above response)

"Who is "donating" funds to the Association & what are they getting in return?"

Response:

The contribution of donated funds was generously provided by Board members to minimize any impact on the Association's funds, ensure the quality of the event and to create a positive event for the neighborhood.

3) **Subject:**
Annual Meeting

Message:

Larry, Have you scheduled the annual meeting date? When will the ballots be mailed to us? What's happening with the restrictions? What's happening with violations? Thanking you in advance for the information.

Response:

Thank you for using the web site at OakwoodMeadows.org to contact us.

The annual meeting date time and location is in the process of being finalized. As guided by the bylaws, the annual meeting will happen prior to the end of the fiscal year which is April 30th. Once the meeting date and time are finalized then the ballots will be mailed.

An update on the restrictions was published on March 8th to the association's web site. I would refer you to OakwoodMeadows.org for that update on the restrictions.

For what is happening with violations, I would refer you to the procedure of reporting violations and how they will be processed which is located on the web site under the "bylaws and restrictions" page.

Regards,
Larry Wildt
OMHOA Secretary

4) (Follow up email to the above response)

Thank you for your response. (see below) I now see that I needed to be more specific with my questions. I must apologize for the content as I copied it from the Oakwoodmeadows.org website. It seems to be set up in an unusual format that isn't easy to copy and paste.

I asked about the date of the annual meeting. According to the By-Laws which are posted on the Oakwoodmeadows.org website, they are to be held FOUR (4) weeks AFTER the end of the fiscal year, NOT FOUR (4) weeks before it ends as indicated in your response. I point this out to you as this is your first year on the board and may not be aware of the deadlines. The close of this year is March 31 which means you have FOUR weeks after that date to hold the meeting. As of today, this falls close to the 45 days that you are allowed announce and to send out the ballots.

Annual Meetings

Annual meeting of the members shall be held within four(4)weeks after the close of each fiscal year of the corporation at such time and place specified in the notice to the members of the meeting. Meetings of Members and Directors may be held at any place within a five (5) mile radius of the subdivision.

Written notice of each annual meeting, as well as any change in the date of the annual meeting as provided for herein, shall be given to all Members at least ten (10) days before the date for which the meeting is or was originally scheduled. At the annual meeting, there shall be elected by ballot of the Members a Board of Directors in accordance with the requirements of Article V of these Bylaws. The Members may also transact at annual meetings such other business of the Association as may properly come before them.

11.04 Fiscal Year

The fiscal year of the Association shall begin on the first day of April and end on the last day of March of every year.

4.03

Notice of Meetings

Except as otherwise provided in the Articles of Incorporation, the Declaration or these Bylaws, or person authorized to call the meeting, not less than ten (10) days or more than forty five (45) days before the date of the meeting. Such notice shall specify the place, day and hour of the meeting and, in case of special meeting, the exact purpose of the meeting, including the text of any proposals

As a courtesy to the MANY residents who do not have internet connections/availability or are not receiving mail at their primary residence during this period of time, I ask that you consider sending out the information as soon as possible. The board(s) in the past have accommodated for amount of time it takes for the mail to be forwarded to the resident and received back. I would hope that the board could decide on a date and place early enough to allow ALL of the residents ample time to comply with receiving their ballot and returning it in a timely manner.

I asked about violations. I should have been more direct. Would you please tell me what the board is doing about the Urban shed, the Smalley driveway, the garbage cans that are left out in the open and other violations that are in the present restrictions. I am not filing a new complaint but asking about the current ones. The appeal mandated that the shed at the Frank and Carol Urban residence MUST be dismantled by April 15. Please provide an update as to the course of action of which the board has approved. James and Donna Smalley were found in contempt of court with their driveway when their "asphalt coating" washed off. Would you please give me an update as to what the board is doing to address this violation?

I asked about the restrictions and the updating. Your response was to go to the website. There is not a copy of the "proposed changes to the current restrictions" NOR the summary of the survey that was sent to the residents of Sub 1. Would you please share where you are with the proposed changes and the summary that was sent to the residents of Sub 1. This should also be posted on the website and sent in writing to ALL residents.

What is the board doing about the deplorable condition of our streets?

Response:

I didn't explain it well and yes the election will need to occur by the end of April. As part of the successful update of the bylaws, in the Fall of 2014, the 21 day voting period was added with the purpose of providing members that were out of town additional time to receive and return their ballots. The ballots will be mailed well in advance of those 21 days to provide all members the most time to return their ballots.

For your inquiry on the Smalley driveway, The Smalley's driveway violation is closed based on the court ruling and the document signed by the previous board president and filed with the court.

For additional information, I will refer to the following meeting minutes of November 8, 2014.

“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.”

For your inquiry on the pump house, the court has ruled for them to be in compliance by April 15th. The Board has maintained contact with the Urban's for compliance of the court ruling.

The streets are not owned nor the responsibility of the association. We have and encourage all members to report issues and concerns related to the streets directly to the county to reinforce their obligation to maintain them. This has resulted in the repair of drains and patching of holes at the expense of the county. We have initiated a street committee to review potential actions and options that could be sponsored by the association.

With respect to trash cans outside, we refer you to the violation process posted on the web site.

All material related to the sub 1 survey has been posted on the web site. You will find the summery of the responses, response by lot and the survey itself by following the link on the OakwoodMeadows.org home page. The committee is in the process of updating the restrictions based on the results of the survey.

Regards,
Larry Wildt - OMHOA Secretary

Board and committee reports:

Building Review Committee

- N/A

Pond Committee

- Checked into companies for fish stocking
- Discussed the use of fake swans to keep geese away

Roads Committee

- The streets are not owned nor the responsibility of the association. We have and encourage all members to report issues and concerns related to the streets directly to the county to reinforce their obligation to maintain them. This has resulted in the repair of drains and patching of holes at the expense of the county. We have initiated a street committee to review potential actions and options that could be sponsored by the association.
- Will be contacting a company, for free, to survey the streets and look over the roads and provide options
- Will contact the county regarding fixing a drain on Ponderosa and hot patching the streets

Restrictions Committee

- Discussion on the process and timing of updating the restrictions
 - Will be a gradual approach
 - The Restriction Committee for Sub 1 and Sub 2 will be headed by Jim Smalley
 - There will be No loss of existing structures
 - A survey of sub 1 and sub 2 will be done
 - A survey related to updating the restrictions was sent to the 36 members of sub 1
 - Sub 1 will be voted on first
 - Sub 2 will follow that vote and will benefit from the lessons learned of sub 1
- Survey results from Sub 1
 - There were 16 replies from the 36 surveys that were sent out
 - Results are posted on the web site and are accessible from OakwoodMeadows.org

Welcome Committee

- N/A

Unfinished Business

- CPA review – a CPA has been found to perform a financial review

New business:

- The annual meeting will be held on April 16th at 7pm with the location at Brummer Elementary Cafeteria
- Query how many houses will be participating in the South Lyon wide garage sale the days of May 14-17.
If anyone would like the sandwich boards will be put out .
- Select a date for spring cleanup – April 25th or May 2nd Laura to decide
- Looking into replacements for the missing tree by the Daleview entrance

Announcements:

- N/A

Adjournment: The meeting was adjourned at 8:15.

Larry Wildt

Date of approval: March 31, 2015

Oakwood Meadows Homeowners Association