

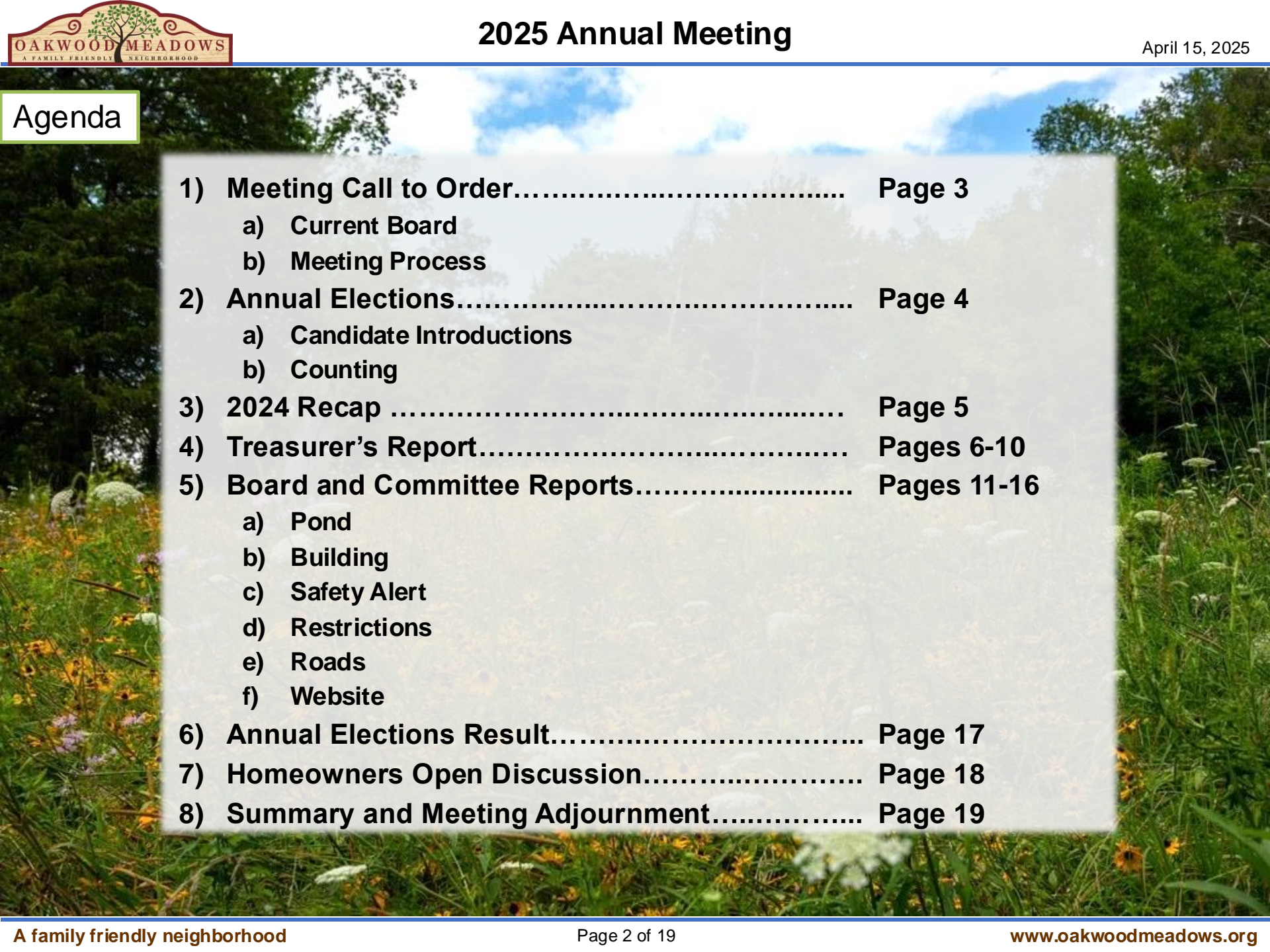
Welcome Oakwood Meadows Homeowners

April 15, 2025

Annual Homeowners Association Meeting



Agenda

- 
- The background of the slide is a photograph of a lush green field with yellow wildflowers in the foreground and tall green trees in the background under a bright blue sky with scattered white clouds.
- 1) Meeting Call to Order..... Page 3**
 - a) Current Board
 - b) Meeting Process
 - 2) Annual Elections..... Page 4**
 - a) Candidate Introductions
 - b) Counting
 - 3) 2024 Recap Page 5**
 - 4) Treasurer’s Report..... Pages 6-10**
 - 5) Board and Committee Reports..... Pages 11-16**
 - a) Pond
 - b) Building
 - c) Safety Alert
 - d) Restrictions
 - e) Roads
 - f) Website
 - 6) Annual Elections Result..... Page 17**
 - 7) Homeowners Open Discussion..... Page 18**
 - 8) Summary and Meeting Adjournment..... Page 19**

Meeting Call to Order

➤ Current Board

- | | |
|-----------------|-----------------------|
| • Jim Smalley | President |
| • Ken Bien | Vice President |
| • Robert Grand | Treasurer |
| • Larry Wildt | Secretary |
| • Suzan Lowe | Board member at-large |
| • Brian Nichols | Board member at-large |
| • Brad Oyster | Board member at-large |
| • Joan Shifferd | Board member at-large |

➤ Meeting Process

- **Attendees**
 - Please provide member name(s) and address on sign-in sheet.
 - Accurate meeting attendance records are important.
- **Questions**
 - Please request to be recognized by the chair.
 - Once recognized, share your comments for discussion.
 - You can also decide to wait until the open discussion section.

The meeting will adjourn by 9PM.

Annual Elections

➤ Voting

Homeowner members in good standing get one vote per household.

- **Candidate Nominations for Board of Directors**

- **Robert Grand** - Sub 1 member; Owner of 13355 10 Mile Road.
- **Joan Shifferd** - Sub 2 member; Owner of 9811 Atwood Drive.
- **Jim Smalley** - Sub 2 member; Owner of 9800 Daleview Drive.
- **Larry Wildt** - Sub 1 member; Owner of 9840 Atwood Drive.

- **Counting**

- Voting is now closed and counting will commence.
- Results will be presented later in the presentation.
- The four candidates receiving the highest number of votes will serve a two year term per the Bylaws.

Membership email contact information is essential. We never send spam.

2024 Recap

➤ What happened at Oakwood Meadows last year

- New board members elected for a 2-year term at the Annual Meeting on April 16, 2024.
 - Ken Bien, Suzan Lowe, Brian Nichols and Brad Oyster.

Financial

- The board operated within the approved budget.
- Completed and passed the CPA audit for fiscal year 2023 (April 2023 - April 2024).
- Association Dues
 - 93% of members paid the yearly dues by July 15. Thank you!!
 - After no response from multiple attempts, the board, unfortunately, had to resort to the lien process for collection of one past due payment. This lien has been closed.
 - Going forward, please remember dues are to be paid on or before June 1.

Pond

- The geese decoys have been successful in slowing down the geese. We will continue their use and have been deployed.
- Maintained the pond water regular treatments and health checks.

Common Area / Committees

- We continue to remove broken and fallen trees from our park areas with a focus on reducing potential safety concerns. We appreciate members help in identifying the fallen and broken trees.
- All inquiries to the Board have been reviewed and closed.
- We continue to review the restrictions for the potential of updating.

Treasurer's Report

Details are posted on your website:
oakwoodmeadows.org

OMHOA Financial Statement for 2024 to 2025

Year to Date Financial Summary for 2024-2025		
Opening Bank Balances 4/01/2024	Checking	\$11,032.16
	Savings	\$16,850.77
	Total Beginning Balance	\$27,882.93
Deposits	Checking	\$17,273.11
	Savings	\$0.00
	Interest	\$8.49
	Total Available Funds	\$45,164.53
Expenses	Less Checking Expenses	\$17,062.44
	Less Savings Expenses	
YTD End Balance		\$28,102.09
Year End Balance 4/1/2025	Checking	\$11,242.83
	Savings	\$16,859.26
	Total Ending Balance	\$28,102.09

Treasurer's Report (continued)

Spending to Budget Review

Treasurer Report

April 1, 2024

to

March 31, 2025

Management of the Five HOA Common Areas averages 89% of the Board's Yearly Expenses:

Grass Cutting
Brush & Tree Removal
Front Entrance
Pond
DTE
Insurance
Financial Management

Oakwood Meadows HOA Budget Summary 2024-2025			
Item	Budget	Spending	Category
Association Costs			
Insurance	\$1,700.00	\$1,639.00	Insurance
Office Expense (supplies)	\$700.00	\$731.53	Office Expense
P.O. Box	\$170.00	\$170.00	PO Box
Website (3 years)	\$423.00	\$432.00	Website
Michigan Annual Report	\$20.00	\$20.00	Michigan Annual Report
Bank Fees	\$0.00	\$0.00	Bank
Legal Fees - General	\$500.00	\$0.00	Legal - General
Mileage	\$0.00	\$0.00	Mileage
DTE Energy	\$300.00	\$321.52	DTE
CPA	\$600.00	\$650.00	CPA
Management Committees			
Grass Cutting	\$5,000.00	\$4,872.00	Grass - Cutting
Front Entrance Maintenance	\$500.00	\$280.73	Front Entrance - Maint
Common Area Brush and Tree Removal	\$3,000.00	\$3,000.00	Brush & Tree Removal
Spring & Fall Cleanup	\$500.00	\$500.00	Spring & Fall Cleanup
Weed & Feed	\$600.00	\$685.40	Grass - Weed & Feed
Emergency Maintenance	\$1,400.00	\$1,000.00	Emergency Maintenance
Park Improvement	\$0.00	\$0.00	Park Improvement
Pond Committee			
Weed Control	\$2,400.00	\$1,635.00	Pond - Weed Control
Water Testing (Health Purposes)	\$100.00	\$31.00	Pond - Water Testing
Swans & Misc. Stuff for Pond	\$300.00	\$166.88	Pond - Misc. Supplies
Fish	\$0.00	\$0.00	Pond - Fish
Operating Fund			
Liens Filed	\$0.00	\$788.89	Legal - Liens
Member Event	\$320.00	\$138.49	Member Event
Total			
	\$18,533.00	\$17,062.44	

Treasurer's Report (continued)

Check Register April 1, 2024 to March 31, 2025

Payment Registry Summary

		Totals	\$17,062.44	
Check # / Transaction #	Date	Amount	Category	
Bill Pay DTE ENERGY Conf #1	4/3/24	\$28.86	DTE	
1680	4/14/24	\$18.49	Pond - Misc. Supplies	
1681	4/15/24	\$278.75	Legal - Liens	
1682	4/17/24	\$311.08	Office Expense	
1683	4/23/24	\$30.73	Front Entrance - Maint	
1684	4/26/24	\$148.39	Pond - Misc. Supplies	
1685	5/1/24	\$174.00	Grass - Cutting	
1686	5/24/24	\$685.40	Grass - Weed & Feed	
Bill Pay DTE ENERGY Conf #2	5/6/24	\$27.74	DTE	
Bill Pay DTE ENERGY Conf #3	6/3/24	\$26.85	DTE	
1687	6/7/24	\$870.00	Grass - Cutting	
1688	6/24/24	\$1,700.00	Brush & Tree Removal	
1689	7/1/24	\$696.00	Grass - Cutting	
Bill Pay DTE ENERGY Conf #4	7/8/24	\$23.74	DTE	
1690	7/28/24	\$20.00	Michigan Annual Report	
1691	8/5/24	\$696.00	Grass - Cutting	
Bill Pay DTE ENERGY Conf #5	8/5/24	\$17.63	DTE	
1692	8/12/24	\$650.00	CPA	
1693	8/12/24	\$170.00	PO Box	
1694	8/30/24	\$1,635.00	Pond - Weed Control	
1695	9/2/24	\$870.00	Grass - Cutting	
1696	9/3/24	\$33.48	Office Expense	
Bill Pay DTE ENERGY Conf #6	9/5/24	\$22.33	DTE	
1697	9/13/24	\$20.00	Legal - Liens	
1698	9/14/24	\$138.49	Member Event	
1699	9/23/24	\$500.00	Spring & Fall Cleanup	
		\$1,300.00	Brush & Tree Removal	
		\$1,000.00	Emergency Maintenance	
1700	10/3/24	\$31.00	Pond - Water Testing	
1701	10/3/24	\$696.00	Grass - Cutting	
Bill Pay DTE ENERGY Conf #7	10/7/24	\$27.17	DTE	
1702	10/18/24	\$253.89	Legal - Liens	
1703	11/3/24	\$870.00	Grass - Cutting	
Bill Pay DTE ENERGY Conf #8	11/3/24	\$28.10	DTE	
1704	11/17/24	\$250.00	Front Entrance - Maint	
Bill Pay DTE ENERGY Conf #9	12/6/24	\$28.43	DTE	
1705	12/13/24	\$0.00	Insurance	
1706	12/13/24	\$432.00	Website	
1707	12/13/24	\$1,639.00	Insurance	
Bill Pay DTE ENERGY Conf #10	1/3/25	\$30.65	DTE	
1708	1/16/25	\$236.25	Legal - Liens	
Bill Pay DTE ENERGY Conf #11	1/30/25	\$29.73	DTE	
1709	2/18/25	\$132.10	Office Expense	
1710	3/3/25	\$219.00	Office Expense	
1711	3/3/25	\$35.87	Office Expense	
Bill Pay DTE ENERGY Conf #11	3/6/25	\$30.29	DTE	

Budget Comparison

April 2025 to March 2026 vs April 2024 to March 2025

Treasurer's Report (continued)

The board agreed to keep the budget within the \$16,000 yearly intake from dues. The biggest unknown / variable expenses are related to tree and limb removal / cleanup. The board will handle those on an as needed basis and allocate additional funds from the savings if required.

Item	Budget Delta	2025-2026 Budget	2024-2025 Budget
Association Costs			
Insurance	\$0.00	\$1,700.00	\$1,700.00
Office Expense (supplies)	\$50.00	\$750.00	\$700.00
P.O. Box	\$0.00	\$170.00	\$170.00
Website	-\$403.00	\$20.00	\$423.00
Michigan Annual Report	\$0.00	\$20.00	\$20.00
Bank Fees	\$0.00	\$0.00	\$0.00
Legal Fees - General	\$0.00	\$500.00	\$500.00
Mileage	\$0.00	\$0.00	\$0.00
DTE Energy	\$30.00	\$330.00	\$300.00
CPA	\$100.00	\$700.00	\$600.00
Management Committees			
Grass Cutting	\$200.00	\$5,200.00	\$5,000.00
Front Entrance Maintenance	\$0.00	\$500.00	\$500.00
Common Area Brush and Tree Removal	\$0.00	\$3,000.00	\$3,000.00
Spring & Fall Cleanup	-\$500.00	\$0.00	\$500.00
Weed & Feed	-\$600.00	\$0.00	\$600.00
Emergency Maintenance	-\$1,000.00	\$400.00	\$1,400.00
Park Improvement	\$0.00	\$0.00	\$0.00
Pond Committee			
Weed Control	\$0.00	\$2,400.00	\$2,400.00
Water Testing (Health Purposes)	\$0.00	\$100.00	\$100.00
Swans & Misc. Stuff for Pond	-\$300.00	\$0.00	\$300.00
Fish	\$0.00	\$0.00	\$0.00
Operating Fund			
Liens Filed	\$0.00	\$0.00	\$0.00
Member Event(s)	-\$120.00	\$200.00	\$320.00
Yearly Totals	-\$2,543.00	\$15,990.00	\$18,533.00

Treasurer's Report (continued)

➤ Financial Review

- A financial review was completed by an outside firm for the fiscal year of April 1, 2023 to March 31, 2024.
- On July 30, 2024, B.W. Smith + Company, CPA, PC reported the financial review results. The year-end checking account balance agrees with the credit union bank statement; meaning the board is operating in compliance.
- The next review will occur for the fiscal year April 1, 2024 to March 31, 2025. This will be scheduled and planned to be performed later this year.
- The board will continue the annual financial review practice by an outside firm to ensure continued compliance with the Bylaws.

Committee Reports

➤ **Pond Committee**

- Water quality testing is planned to be performed in May / June.
- Water treatment is planned to be performed as needed; typically twice per year.
- Three pairs of floating Swan decoys are deployed near both ends and near the middle of the pond as a geese deterrent system.

➤ **Building Committee**

- Please be sure to contact the committee before you start. Thank you.
 - We'll review all proposals for potential conflicts with the restrictions that might result in a violation.
 - After our review is approved, you still **MUST** review your proposal regarding local township requirements.

➤ **Safety Alert**

- Please be aware of your vehicle speed in the subdivision.

Committee Reports (continued)

County Parcel Map

Common Areas

➤ Restrictions

Oakwood Meadows HOA 100 Lots

- Sub 1 was started in 1970 with 36 lots.
When the subdivision expanded to 100 lots, the developer created a unique set of restrictions for that section: called Sub 2. This is why there are two separate restriction documents.
- The 100 lots are governed under one Homeowners Association.
- The Board continues to support & facilitate updates to Sub 1 and Sub 2 restrictions, while maintaining the uniqueness of each sub.



Sub 2 : 64 Homes
Started in 1973. Restrictions Revised in 1993

Sub 1 : 36 Homes
Started in 1970. Restrictions Revised in 2015

Committee Reports (continued)

➤ Restrictions

Green Oak Township Ordinances

As township ordinances are improved and updated, it makes sense to review our HOA documents. By aligning our restrictions document with the ordinances, the township would become responsible for the cost and any litigation that may result from a violation.

Board Activity

Discussions have focused on re-evaluating the previous restrictions proposals, develop new proposals, and how to encourage membership participation in future voting.

By-Laws Voting on Restriction Documents

Because of the way the voting is currently implemented, it requires **19 YES votes in Sub 1** and **43 YES votes in Sub 2** to pass any restriction update ballots.

We encourage all members to participate to ensure that any restriction document voting represents the consensus of the HOA community members.

Committee Reports (continued)

➤ **Restrictions Update Proposals**

For 2025

There are two restriction update proposals: One in Sub 1 and one in Sub 2. These are direct member requests.

The proposal ballots will be mailed with the upcoming dues letter.
Please return the dues and ballot promptly.

Sub 1 Restrictions Update Proposal

Allow parking for campers, trailers, motor homes and boats to be year-round on driveways instead of only between April 1 to September 30.

Sub 2 Restrictions Update Proposal

Allow driveways to be made of asphalt, concrete, pavers or blocks; the same as currently allowed in Sub 1.

Committee Reports (continued)

➤ Roads

General Road Information

- The roads are not owned by and are not the responsibility of the Oakwood Meadows Homeowners Association.
- The board encourages all homeowners to contact the township directly to report street conditions that need repair.
 - Road Service Requests can be submitted to the Livingston County Road Commission through their website: <https://livingstonroads.org/>

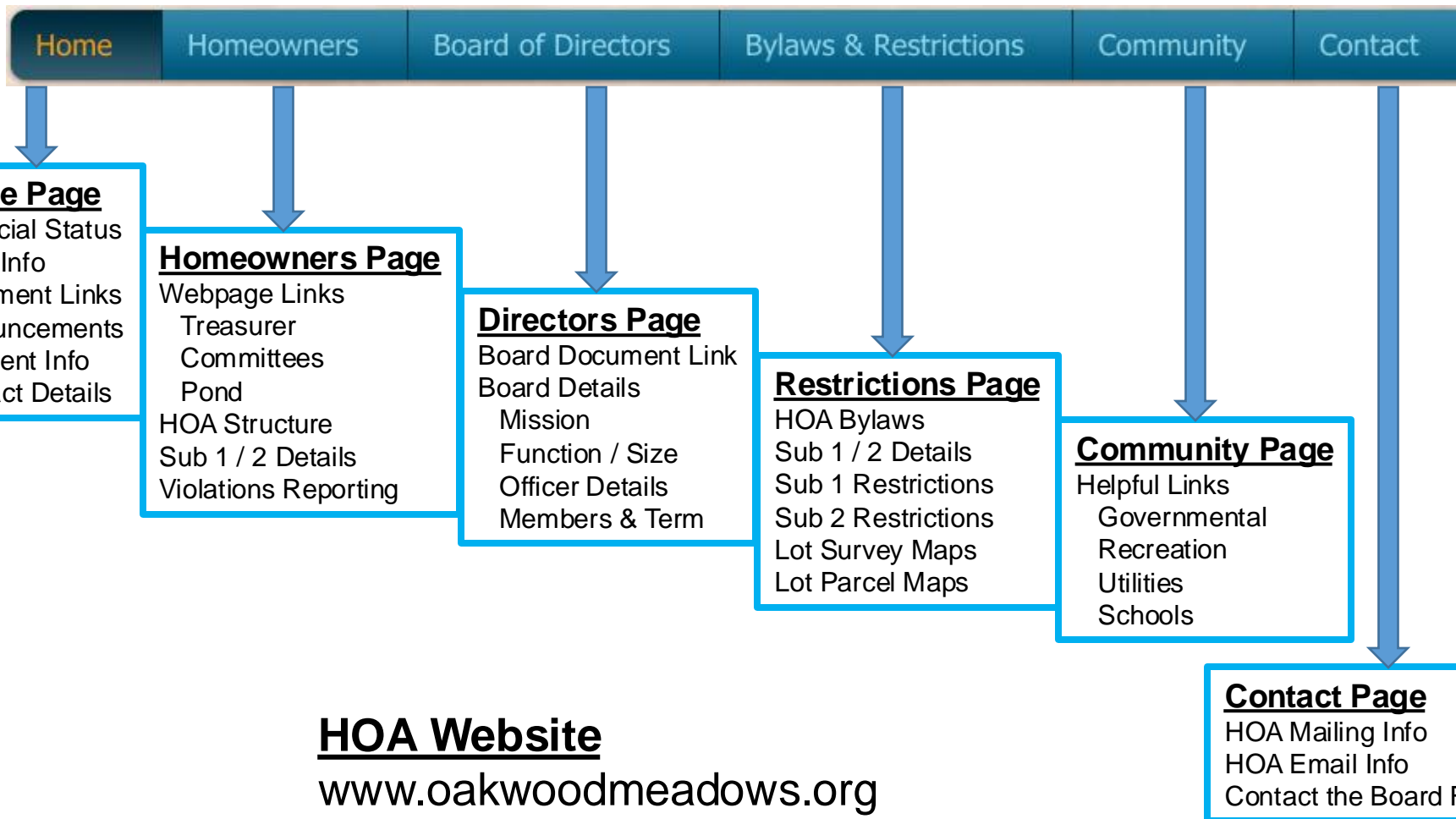
Road Resurfacing Project

- The neighborhood roads are clearly in a state of disrepair, and the frequent cold patching does little to improve the situation. Communications with the county and township have led us to believe that our roads will return to gravel before they are redone without the HOA contributing to cover the costs. This means that there is no scenario where our roads get fixed without the Oakwood Meadows membership securing a bond to cover the cost ourselves.
- We ask that you strongly consider supporting this proposal. Besides the wear-and-tear on our vehicles, the road conditions are also becoming a safety hazard to the many residents who walk and ride bikes through the neighborhood. They may also begin to impact property values as we continue to degrade toward being a neighborhood of dirt roads.
- Details to be mailed in the near future.

Committee Reports (continued)

➤ Mobile Friendly Website Summary

- Easily accessed by smartphone, tablet, or Laptop / Mac browser.



Annual Elections Results

➤ Voting Results

- Board Members (top 4 serve a 2-year term)
 - ☐ Robert Grand - 50
 - ☐ Joan Shifferd - 50
 - ☐ Jim Smalley - 51
 - ☐ Larry Wildt - 50
- \$160 Dues Approval for 2025
 - ☐ Yes - 49
 - ☐ No - 7

➤ Officers (President, Vice President, Secretary, Treasurer)

- The eight member board selects the four officer positions at the first meeting following this annual meeting.

Homeowners Open Discussion

➤ Open Discussion

- Please request to be recognized by the Chair.
- Please limit your question or comments to two (2) minutes.
- The Board will respond and/or take note of the question/comment for future review and possible actions.

Summary

➤ Reminder

- Please use your website: **www.oakwoodmeadows.org**

To Contact the Board

Website Contact Page has

HOA Mailing Info
HOA Email Info
Contact the Board Form

To Review Your Restrictions

Website Restrictions Page has

HOA Bylaws
Sub 1 / 2 Details
Sub 1 & 2 Restrictions Documents
Lot Survey Maps & Lot Parcel Maps

➤ Association Dues

- Please remember **dues of \$160** are to be **paid by June 1**.

Thank You for Attending!!

- Motion to adjourn meeting... 2nd.
- Meeting Adjourned.