

OAKWOOD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING
THURSDAY, APRIL 6, 2017 7:30 P.M.
WARREN TOWNSHIP LIBRARY

MINUTES

I. CALL MEETING TO ORDER

Meeting was called to order at 7:30 PM. A Role Call Attendance was taken and found the currently seated Board Members that were in attendance included, Phil DeRuntz, Julianne Sanders, Mitch Hameister, Connie Sanford-Nelson and John Webb. Stacy Trager and Rod Jones were not present. Quorum was established. Stephanie Brodsky of Fox Management Group was also present.

II. APPROVAL OF MINUTES – February 13, 2017

A Motion to approve the Open Meeting Minutes from February 13th, 2017 received a Second Motion, all present were in favor. The Motion passed.

III. PRESIDENT'S REPORT

The currently seated Board President, Phil DeRuntz, gave the President's Report.

IV. TREASURER'S REPORT

Stephanie of Fox Management gave the Treasurer's Report.

A. February and March financial statements.

B. There are 6 owners who have not yet paid their assessments. There are four owners who have not paid their late fees. I have talked with one owner who has requested a payment plan and there is a second owner on a payment plan.

V. POND MAINTENANCE

Stephanie of Fox Management and/or members of the Board spoke on these items.

A. Aeration repairs to one of the fixtures was approved at a cost of \$466.35.

B. An owner at 18298 Springwood has indicated concern about the standing water behind her home. I looked at the area and this should be reviewed in the spring when then have dried up a little. I believe some clean up work might need to be done.

VI. LANDSCAPING REPORT

Stephanie of Fox Management and/or members of the Board spoke on these items.

A. Acres proposal – clear brush \$5400.00 – this work has been completed.

B. Tree Removal – to be determined. We have requests from the following homeowners:

a. 18338 Meander – 2 trees behind house

b. 18290 Springwood – 2 trees behind house

c. 18298 Springwood – behind house

d. 34307 Tangueray – behind house

e. 34407 Tangueray – behind house

f. 34345 Tangueray – behind house 18344 Springwood – behind house

g. 18416 Larkspur – two dead ash trees behind house. Root system has grown under the patio and the owner is requesting the trees be removed as soon as possible.

VII. MANAGEMENT REPORT

Stephanie of Fox Management gave the Management Report.

A. ARC REQUESTS:

- a. 18163 Meander – vinyl siding, paint front door blue
- b. 34050 Sulkey – new windows
- c. 18177 Meander – paint front door red
- d. 34307 Tangueray – install invisible fence
- e. 34086 Sulkey – roof and gutters

B. CORRESPONDENCE:

- a. 34307 Tangueray – no ARC request on file. Received request within one day
- b. 18314 Springwood – garbage cans stored on porch.
- c. 18301 Meander – change of ownership with no paid assessment letter sent from management. The title company accepted a letter from the prior owner that was issued for a refinance instead of a sale. The matter has been corrected and all paper work has been filed accurately.
- d. Notices of driveways in poor conditions have been sent to 7 owners. This will be followed up in May.

C. VIOLATIONS:

- a. 34092 Sulkey – garbage cans not stored properly. Two fines sent \$25. And \$50. I spoke with the owner after the second fine letter and the matter has been resolved and the fines paid.
- b. Notices have been sent to 12 owners regarding storage of garbage cans.

D. OTHER ITEMS:

- a. Tax return has been filed on a timely basis. There were no taxes dues.
- b. All street lights have been inspected, cleaned and repaired (as necessary) by Elmund and Nelson. This was done in conjunction with Warren Township.
- c. Warren Township will be doing road resurfacing starting April 3rd. To get specific information you can check the township web site.

VIII. OLD BUSINESS

No Old Business was discussed.

IX. NEW BUSINESS

No New Business was discussed.

X. ADJOURNMENT

A Motion for Meeting Adjournment received a Second Motion, all present were in favor. The Motion passed. The meeting was adjourned at approximately 8:20 PM.