

OAKWOOD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING
TUESDAY, AUGUST 29, 2017 7:30 P.M.
WARRAN 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, Stacy Trager, Mitch Hameister, Connie Nelson-Sanford, Rod Jones and John Webb. None were absent. Quorum was established. Stephanie Brodsky of Fox Management Group was also present.

II. APPROVAL OF MINUTES – April 6, 2017

A Motion to approve the Open Meeting Minutes from April 6th, 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. July financial statements

B. All assessments have been paid. There are fines and late charges on some accounts.

C. In comparison to last year we have spent \$12,000 more at this time of year.

V. POND MAINTENANCE

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

A. We have had to pay \$3134.25 to repair an aerator and the electrical control panel. This has not yet been reflected in the expenses.

B. An owner at 18298 Springwood has indicated concern about the standing water behind her home. I

VI. LANDSCAPING REPORT

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

A Motion to approve the \$1,195 quote for removal of dead trees behind 34319 received a Second Motion, a Roll Call Vote was taken, a unanimous approval was received. The Motion passed.

A. Ramirez Landscaping cut weeds in plots a, b and c at a cost of \$900.00

B. Tree Removal – has been on going and more expensive this year than we had anticipated. There are still trees to be removed behind 34333 and 34319 Tanqueray.

VII. MANAGEMENT REPORT

Stephanie of Fox Management gave the Management Report.

A. ARC REQUESTS – See attached report.

a) 18439 Springwood. I received a complaint from a neighbor that work was being done on the exterior of the house with no ARC request. I notified the owners and they are protesting that there was no work done. I would like authorization to remove the fines.

b) 18601 Meander – There has been no response to the letter sent on 8/14 about the door being painted blue with no ARC request.

B. CORRESPONDENCE:

- a) 34292 Tanqueray – 8/21/17 – Trash cans being left out over the weekend.
- b) 18359 Springwood – 7/10/17 – dead tree on the property
- c) 34456 Tanqueray – 7/10/17 – dead tree on the property
- d) 18392 Springwood – 7/10/17 – trim and driveway in poor condition.
- e) 18638 Meander – 5/31/17 – lawn in poor condition
- f) 34292 Tanqueray – 8/28/17 – POD in the driveway

C. VIOLATIONS – see above

D. OTHER ITEMS:

- a) Insurance renewed on August 8, 2017. There was a slight decrease in premium.
- b) We are still holding the check to Acres for the mulch in the amount of \$1925.00.
- c) We are working with Lake County with regard to the area behind 34333 Tanqueray and the water problem. A site development inspector is supposed to be out to investigate.

VIII. OLD BUSINESS

Stephanie discussed the results of a meeting with Lucas Landscaping concerning trees they planted that do not seem to be doing very well. They have implied that they may replace them under warranty in the Fall pending an evaluation of their condition at that time.

- A. 2016 Tree planting

IX. NEW BUSINESS

The 2018 Budget worksheets were distributed. We also discussed and had general consensus for increasing the Annual Assessment to \$350 starting with the 2018 Annual Assessment, to be used for tree plantings next year to replace as many of the trees that have been removed as possible, starting with the most visible areas first

- A. 2018 budget worksheets will be distributed at the Board meeting.

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 8:53 PM.