

OAKWOOD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

MONDAY, MAY 20, 2019

7:00 P.M.

WARREN NEWPORT PUBLIC LIBRARY

MINUTES DRAFT

I. CALL MEETING TO ORDER

Meeting was called to order at 7:00 PM. A Role Call Attendance was taken and found the currently seated Board Members that were in attendance included, Phil DeRuntz, Rod Jones, Mitch Hameister and John Webb. Stephanie Brodsky of Fox Management Group was also present and verified Quorum.

II. APPROVAL OF MINUTES – March 25, 2019

A Motion to approve the Open Meeting Minutes from March 25th, 2019 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 that primarily consisted of the items below.

- A. All meetings will be conducted according to Robert’s Rules of Order.
- B. Homeowners will have an opportunity to speak for 3 minutes each at the end of the meeting after stating their names and home addresses.
- C. The Board expects all members of the Board and the homeowners to conduct themselves in a respectful manner.

IV. TREASURER’S REPORT

A Motion to appoint Phil as Treasurer received a Second Motion, all present were in favor. The Motion passed.

Stephanie of Fox Management spoke on each of the items below.

- A. April financial statement
- B. All assessments have been paid as May.
- C. Any fines and/or late charges will remain on an account until paid by the owner.

V. POND AND COMMON AREA MAINTENANCE

Stephanie and the Board in general spoke on these items.

- a. The fountains have been installed in the ponds
- b. Fish stocking has been completed.
- c. A bench has been installed by pond #5. Special thanks to Phil for the hard work assembling the bench and installing it.
- d. A walk through of the property with Acres has been scheduled – report from Phil DeRuntz
A Motion to approve proposals from Acres to make improvements to the Washington Street Monument Sign Areas (one for each side) for a total amount not to exceed \$3,010.00 received a Second Motion, a Roll Call Vote was taken and all present were in favor. The Motion passed.
- e. Contract with LT Enterprise for buckthorn abatement has been approved. The work will take several weeks especially since the weather has not been cooperative.

VI. MANAGEMENT REPORT.

Stephanie spoke on the items below.

A. ARC REQUESTS – See attached report.

We remind all homeowners that all changes to the exterior of the home must be approved by the ARC committee prior to work commencing.

B. CORRESPONDENCE:

New rule changes were sent to all homeowners.

C. VIOLATIONS

a. Any complaint must be in writing before it will be addressed.

b. A letter has been sent out regarding one complaint.

D. WARREN TOWNSHIP

The street light pole on Meander that needed to be replaced should be installed by the end of the month.

The lead time on the order was 6-8 weeks.

VII. OLD BUSINESS

Stephanie and the Board in general spoke on this item.

A meeting took place with Lake County water division regarding the wetlands behind 34228 Tanqueray. As of the date of this agenda, we have not yet heard back from Lake County.

VIII. NEW BUSINESS

Stephanie and the Board in general spoke on this item. A Motion to approve these new rules received a Second Motion, all present were in favor. The Motion passed. A memo will go out to all homeowners regarding these rules with an effective date of July 1.

A written complaint has been received concerning homeowners failing to control their dogs by preventing them from aggressively approaching the sidewalk as folks walk by their homes. We have Members of this Association who regularly carry umbrellas and sticks to ward off dogs as they walk down the sidewalk. To ensure the safety and peace of mind of the walking public, we must ensure folks maintain control of their dogs. There already exists a leash law in Lake County that stipulates all dogs in public must be on a leash. To further the “keeping in complete control” aspect of dog ownership in Oakwood, a couple new rules are being proposed to address the issue:

1. Proposed new rule #1 - Electronic fences can only be installed to fit the exact same footprint as would a physical fence on the property, no more front yard electric fences. This prevents unleashed dogs being kept on the property with an electric fence from aggressively approaching folks walking by on the sidewalk. If an existing front yard electric fence is allowing this to occur, the owner will be notified that they will no longer be able to use it to restrain their dog and to place the dog on a leash while in the front yard.
2. Proposed new rule #2 - Dog owners who place their dogs on a leash in their front yard must ensure that the dog cannot reach the sidewalk while on the leash. The length of the leash must be such that it prevents the dog from reaching the sidewalk, stopping them short for a minimum of at least 6 feet.
3. Proposed new rule #3 - The use of extendable style leashes is not allowed. These practically negate the control aspect of having a dog on a leash to begin with, allowing dogs to uncontrollably run up on folks who are walking.

IX. ADJOURNMENT

A Motion for Meeting Adjournment received a Second Motion, all present were in favor. The Motion passed. The meeting was adjourned at approximately 8:10 PM.