

## **OAKWOOD HOMEOWNERS ASSOCIATION**

BOARD OF DIRECTORS MEETING  
TUESDAY, NOVEMBER 15, 2022  
7:00 PM

### **MINUTES**

A. Meeting called to order at 7:07 pm

Present: Mitch Hammeister, Gary Peters, Donna Plage  
Stephanie Brodsky, Fox Management Group  
4 homeowners

B. Minutes of May 18, 2022 approved

C. TREASURER'S REPORT

- Financial Updates – Currently there is \$182,528.29 in assets for the Association. Based on current information, there will be no need to transfer funds from reserves to cover expenses through the end of the year.
- 2023 budget approved. No increase in assessments.

D. POND AND COMMON AREA MAINTENANCE UPDATES

- Fountains have been removed for the season
- Wildlife and Waterfowl were out to set traps for muskrats and beavers in pond #2. There was little indication of activity so the contracted amount was less than originally proposed.
- Pond Inc never did inspection of the ponds. We are looking into another company
- Organic sediment removal provided a proposal to remove the build up of sediment in all the ponds.
- McCloud Aquatics provided a proposal to dredge pond #1.
  
- Tree Report – Gary Peters.  
We continue to monitor and treat the oak and ash trees on the property for disease. Homeowners should contact management regarding tree problems. A list will be started for 2023 work.
  
- Pond Report – Donna Plage  
Donna presented a proposal from ILM for pond maintenance along with a discussion regarding the status and care of the ponds. A planned program over the next 5-8 years will be worked out with ILM to repair the ponds. The Board voted unanimously to move the maintenance contract to ILM for the 2023 season.

E. MANAGEMENT REPORT

- Insurance on the property renewed on August 8. There was no change in coverage or cost.

F. OLD BUSINESS

- Playground and/or gazebo improvements is on hold at this time.
- It was noted that there are several properties that are not in good repair. A list will be made and owners contacted.
- Stephanie stated she had a number of open ARC requests that will be reviewed. She will do a drive of the property to check on these requests.

G. ADJOURNMENT – a motion to adjourn was made at 7:47 pm.

There was no quorum of the homeowners so an annual meeting could not be held.