

## **OAKWOOD HOMEOWNERS ASSOCIATION**

BOARD OF DIRECTORS MEETING

THURSDAY, JUNE 20, 2024

7:00

ZOOM

### **MINUTES**

A. Meeting called to order at 7:03 pm.

Present: Donna Plage, Tony Scarpelli, Miguel Acosta, Michel Fujara, Gary Peters  
Stephanie Brodsky, Fox Management Group

Homeowners:

18485 Springwood, 18469 Springwood, 18135 Meander, 34228 Tanguerey,  
18461Meander

B. Minutes of March 26, 2024 approved

C. PRESIDENT'S REPORT – Donna Plage  
Steve Shaffer appointed to the Board of Directors

D. TREASURER'S REPORT – Gary Peters

- a. May financial. There is \$216,407.66 in assets for the Association. They are invested in CD's or in the operating account of the Association.
- b. One owner is still delinquent. A demand letter has been sent.

E. POND AND COMMON AREA MAINTENANCE UPDATES

- a. PONDS – Miguel Acosta
  1. The fountain in pond #2 has been repaired.
  2. We have requested ILM to monitor the drain in pond #2 to be sure it remains clear.
  3. Report from Miguel regarding the pond issues and possible solutions was presented. The report is available to any homeowner upon request.
  4. Miguel made a motion to contract with an pond engineer regarding these issues. The Board approved unanimously.
- b. TREES
  1. Report from Gary Peters regarding on buckthorn removal and removing trees along the Washington border. Monsters, Inc. will start this project after the fourth of July holiday.
- c. LANDCAPE
  1. Yellowstone has proposal for repairs to the gazebo and playground area. Total cost is \$2405.00  
Proposal was approved by the Board unanimously.

F. MANAGEMENT REPORT.

- a. The lawn mower has been sold and the Board is looking into moving the storage locker to a smaller locker to save the Association money.
- b. The Board approved unanimously to move the storage locker to a smaller locker at UHaul. Gary will make the arrangements and provide a date to move the material in the locker.
- c. With the help of homeowners and the Board we continue to monitor violations and ARC requests.

## G. OLD BUSINESS

## H. NEW BUSINESS

- a. Mike Fujara brought to the attention of the Board the problem with strangers and kids fishing in the ponds and cutting through owners properties to get to the ponds. It is strongly recommended that any homeowner who witnesses anyone fishing in the ponds contact the police. The Board requested Stephanie to send out an email blast to those owners who have signed up for email notifications.
- b. Warren Township has a new contract for scavenger services. New totes have been distributed to all owners. If an owner wants a different size container, please contact LRS before August 1. Further information will be available on the website.

## I. HOMEOWNERS QUESTIONS AND COMMENTS

- a. 18485 Springwood – is having issues with drainage at the back of the property. He has requested help in determining who is responsible for the drainage repairs.
- b. 34228 Tanguerey – reminded the board about the problem behind their home regarding pond #2 and the wetlands that has formed as a result of the channel cut into the land behind the house.
- c. 18135 Meander – brought up the problem of drainage near the path by the tot lot and gazebo.

## J. ADJOURNMENT

Meeting adjourned at 8:19 pm.

Next meeting scheduled for August 27.