

Oakwood Improvement Association (OIA) Board Meeting - Summer 2019

Location: Jozwiak Cottage

Present: Howd & Michele Bush, Ted Combs, Jessica Jozwiak, Charlie McBride, Alison Moriarty

Topics Discussed:

Streetlights

- Byler was progressing well on the removal of the old system. A decision was made to allow them to cut a few old poles off just under the surface rather than remove them entirely. This decision guaranteed that they would complete the job under budget.
- AEP needed final decisions on light placement. There are three private lights on the roads that were identified. Their electric cost will continue to be paid by respective homeowners.
- The new lights were discussed and deemed to be acceptable and a nice improvement.

Roads

- Board members reported that some residents were complaining about the potholes and asking when something would be done.
- Michele Bush shared that the estimate from Schoolcraft Paving was in line with the plan. She also mentioned that it would make sense to begin the work after Labor Day and after construction traffic died down. The board agreed to proceed with the plan to fill potholes and resurface some of the worst sections.
- Board members discussed the unpaved area between Seth Jones Road and Cooper Ave. It was felt that it should be paved, but decided to pursue grading first to see if that fixed the problem.

Website

- Ted Combs suggested the board consider a website for OIA. He offered to construct the website himself in order to keep costs down. He estimated costs would be \$12 per year for the domain (www.oakwoodassociation.org) and \$156 per year for the software license and hosting. The board approved the investment. The website was constructed under budget.

Residents Complaints

- More than one resident has complained about a property in Oakwood that has become an eyesore. Some have asked the board to look into it as a possible violation. The board first has asked the White Pigeon Township (WTP) about their restrictions to see if it was a WTP violation. It was looked into by WTP but could not be determined. The matter is a little complicated, but the board decided to continue to look for a resolution. Details will not be shared here in order to keep the owner's identity private.

Oakwood Improvement Association (OIA) Board Meeting Minutes – Fall 2018

Location: Bush residence

Present: Howd & Michele Bush, Ted Combs, Jessica Jozwiak, Charlie McBride

Topics Discussed:

Streetlights

- Old lights needed to be removed. Timing could be an issue with Byler Electric
- Board approved plan for AEP to install the lights as previously planned
- Number of lights versus budget was favorable
- Locations for some new lights needed to be determined and communicated

Roads

- Discussed the need to fix the potholes and mud between the unpaved portion between Seth Jones Road and Cooper Avenue. It was decided to follow up with Schoolcraft Paving at a later time. Discussed the possibility of grading it first to see if it would work

Contact Lists

- There were new residents with missing information
- There were longtime residents with missing phone numbers and emails
- Jessica Jozwiak offered to help

Oakwood Plat

- Parks were discussed
- East side residents were discussed

Receivables

- There was some confusion regarding a few owners. It was cleared up
- One non-paying resident was discussed, and a plan was developed (they now pay)
- A second non-paying resident was discussed, and a decision was made to rectify the situation (they now pay)
- A third non-paying resident was discussed, and a plan was discussed (still have not paid)

Uses & Restrictions

- General discussion about the OIA *Uses & Restrictions* and the board's ability to enforce.
- It was discussed and agreed that a few residents would likely take advantage of the rules if the board did not step up and communicate restrictions in a proactive manner.
- It was felt that providing the *Uses and Restrictions* to local real-estate brokers for distribution and communication to prospective buyers would be helpful.
- It was agreed that the board would take the matter up at a later time.

Oakwood Improvement Association (OIA) General Meeting Minutes – September 1, 2018

Location: Klinger Lake Country Club – Grill Room

Present: Over twenty residents from Oakwood attended this first-ever meeting open to the entire association of owners. List of attendees and votes are available upon request.

Agenda Items, Discussion and Votes:

Welcome and introduction by Howard (Howd) Bush the existing board leader. The OIA had historically been run (successfully) in a very simple and straightforward manner. Jack Kirsch and Dick Freeman changed streetlight bulbs and collected dues for decades. Howd told the story about how they recruited him to join them because he was young enough to climb a ladder (great story Howd). The roads prior to 1978 were rough but low maintenance. When the new lake sewer was installed in 1978, Oakwood got a new road installed at no additional cost. The road held up well for many years but eventually required more attention. The lighting system also became difficult and expensive to maintain, and dangerous. It was erected in the 40's and many lights were attached to trees. The role of the board has become more challenging as a result.

It was mentioned that the OIA Articles of Incorporation (Michigan Not for Profit) and By-Laws call for a board of directors made up of five property owners. A discussion ensued about whether or not to proceed with a five-member board or three. A motion to continue with five members was made, seconded and passed.

A motion was made to elect the five members, seconded and passed. Five new board members were elected. Howd Bush, Ted Combs, Jessica Jozwiak, Charlie McBride and Alison Moriarty. Michele Bush kindly offered to continue on as the bookkeeper.

Streetlights were discussed next. (Howd and Michele Bush did a lot of work with the White Pigeon Township and also collecting signatures.) The OIA had agreed with sufficient signatures to have AEP install new lights and service them. The old lights needed to be removed by Byler Electric. Mark Kirsch asked that the board look into decorative light fixtures. (Ted Combs followed up and they were later deemed far too expensive by board decision.)

Road paving was discussed, questions were raised, and suggestions were received.

Meeting adjourned