



**The Oaks at Beach Lake  
Annual HOA Meeting  
Wednesday, October 13, 2021  
Meeting Minutes**

**Board Members In Attendance**

President, Melodie Valvano; Treasurer, Joe Veach; Secretary, Cathy Miller; Webmaster, Diane VanGoethem; Maintenance Director, Bill Carnevale; Director, Amy Rouech

**Homeowners in Attendance** (29%)

Lot #1 VanDyke (Virtual)	Lot #28 VanGoethem
Lot #8 Brolick	Lot #29 Valvano
Lot #9 Mello	Lot #30 Ross (Virtual)
Lot #13 Veach	Lot #35 Carnevale
Lot #15 Bekofske	Lot #37 Miller
Lot #18 Rouech	Lot #47 Morrison
Lot #19 Fenton	Lot #51 Earle (Virtual)
Lot #26 Kiilunen	Lot #58 Stanciu
Lot #27 Owens	

**Welcome and Introductions**

- ✓ President Melodie Valvano welcomed everyone and called the meeting to order at 7:05 p.m.
- ✓ Melodie then introduced the current board members.
- ✓ New homeowners were acknowledged and welcomed. It was noted that the last undeveloped lot in the subdivision has been purchased and plans approved for upcoming construction.

**Review of Agenda and Wetlands Update**

- ✓ Melodie previewed the items on the agenda and then proceeded with the wetlands update.
- ✓ The March burn and subsequent September application have been successful. The vegetation is looking good, and wildlife is returning to the area.

**Webmaster Report**

- ✓ Diane explained the procedure to enroll on the website for the email blasts. If further instruction is needed, Diane would be happy to assist.
- ✓ The large item drop-off information for Brighton Township is on our website, as well as a handout at the meeting.

### **Boardwalk and Trail Report**

- ✓ Amy reported on the necessity for everyone to make an effort to keep the boardwalk and trails clean and free of litter to preserve the beauty of our wetlands.
- ✓ Saturday, October 23<sup>rd</sup>, has been designated for a group cleanup day for fallen limbs and vegetation overgrowth. A sign-up sheet was available at the meeting. Amy explained there was also a Google form to sign up online. All manner of tools would be welcomed to complete this project.

### **Treasurer's Report**

- ✓ Joe reported the budget is on target, having taken advantage of several early pre-pay discounts.
- ✓ The association has had two items in the "win" column, i.e., success in collecting past dues and legal expenses from delinquent homeowners, as well as a refund for a reduction in our insurance fee.
- ✓ We are actively collecting the few outstanding dues with the hopes that legal remedies will not become necessary.
- ✓ A question was raised about further costs for the wetlands treatments. Melodie stated it will be approximately \$1,200-\$1,300 for year 2022. The remaining years 2023-2025 carry a minimal cost of around \$800/year.
- ✓ An additional question regarding the safety of the wooden boardwalk was answered by Bill Carnevale. To repair the boardwalk, we need the expertise of a contractor who would analyze the root problem so that we would not have to replace everything. Bill will try again to contact the expert he was communicating with prior to COVID when the expert became unreachable. If no contact, Bill will be looking for an alternate contractor to contact.

### **Maintenance Director's Report**

- ✓ Bill was happy to report that we were able to keep on all our current contractors through the COVID crisis.
- ✓ The iron railing at the boardwalk is completed.
- ✓ With the installation of the railing, there may be no need for the 4x4s at the entrance on BLDW.
- ✓ For periodic mailbox repair in the winter, Bill keeps parts on reserve.
- ✓ Due to vandalism on Scenic Ct, street signs and the stop sign need to be replaced. We need to find the manufacturer of the street signs in order to match the new with the rest of the sub. The stop sign replacement has to be according to the safety code for stop signs.

### **Projects and Potential Future Projects**

- ✓ Several items were noted on the neighborhood walk that will need attention including:
  - Stone and or chips need to be replaced on the trails
  - Some of the 40'-50' evergreens will need to be replaced perhaps with 30' trees
  - Maple tree in the Kensington/BLDE island needs to be replaced
  - Overgrowth of trees and vines needs to be thinned out
- ✓ Regarding needed landscaping at the Jacoby entrance, we will need to consult with a landscape expert to work up an estimate to present to the board. A request for volunteers with landscape experience was expressed.
- ✓ The possibility of a neighborhood garden club was introduced and a few homeowners volunteered.
- ✓ There was a question regarding the damage to the lawn at Jacoby entrance. This was a result of the watering system timer malfunctioning and the soft ground was easily damaged with the heavy lawn equipment. This was not a case of vandalism.

- ✓ There was another inquiry regarding the Scenic View tree line hoping that it could be reworked to increase privacy.
- ✓ The Scenic View entrance island was improved with weeding and new mulch added.
- ✓ It was noted that stone chips hold up longer than wood chips with edging to contain the stones. This is also more economical.

### **Trash Service**

- ✓ Waste Management acquired Advanced Disposal and is now our carrier.
- ✓ Homeowners currently hold individual contracts. Group rates are being looked into as a possibility down the road.
- ✓ Trash and recycle days have been moved from Fridays to Mondays beginning the week of October 18<sup>th</sup>.
- ✓ Other options for potential future trash removal include:
  - Continue with WM; recent quoted price more than many homeowners are paying now. (Note: recycling is still available in our area)
  - Dougie's; service cost just a small savings from the recent quote from WM. Recycle would be provided but no recycle bins available due to manufacturer shortage.
  - Diane has recently contacted Duncan Disposal which may be a savings for homeowners and will be explored for a potential future group rate.
- ✓ Bill noted it was explained long ago that if trash for the sub is desired to be "provided" through the township; the Township would set up the service through a trash company, the Township would bill the homeowners in the association, and their cost to manage would be assessed to the homeowners.

### **Homeowner Comments/Concerns**

- ✓ One homeowner asked if there was any update on the decommissioning of the gravel pit on Jacoby? Was there a possibility of a park going in there? No information was available at this time.
- ✓ A final question was regarding snow plowing of our streets by the county. We are the last in the line of priorities.

### **Election of Board Members for 2022-2023**

- ✓ Three positions were up for election for the 2022-2023 term. As there was only one candidate for each position, no vote was needed.
- ✓ Treasurer - Joe Veach
- ✓ Secretary – Ellen Chaves Fenton
- ✓ Maintenance – Bill Carnevale

The meeting was adjourned at 8:08 p.m.

These minutes constitute my understanding of the proceedings of this meeting. If there are any corrections, additions or deletions, please notify the writer.

Respectfully submitted,

Cathy Miller, Secretary