



The Oaks at Beach Lake HOA Meeting

October 17th, 2023 - Brighton Township Hall

Tonight's Agenda

01

Introduction

Learn about the HOA
Board of Directors

02

Board Positions

2024 & 2025
Three elected positions

03

Financial Update

Learn about the
finances for the HOA

04

2023 Projects

Projects that were
completed in 2023

05

2024 Projects

Discussion of
beautification for 2024

06

Get Involved

Volunteer opportunity
and HOA input

01 Introduction

Welcome to the HOA Meeting



Your Current HOA Board of Directors

President: Amy Rouech - 12397 Forest Oaks Lane

Treasurer: Joe Veach - 3126 Beach Lake Drive East

Secretary: Ellen Chaves Fenton - 3131 Beach Lake Drive West

Maintenance: Bill Carnevale - 3243 Beach Lake Drive West

Director: Melissa Bray - 3179 Beach Lake Drive East

Webmaster: Rich Giesige - 3149 Beach Lake Drive East

02 Board Positions

2024 & 2025 2-year Term



Board Positions: Election

Treasurer: They are the financial manager for the association. He or she is responsible for the association funds and maintaining all financial records. From billing and collections to disbursement of funds, the treasurer oversees all things financial.

Secretary: The custodian for most of association's official documents. They work closely with the president to develop the meeting agenda. During the meeting they will take the minutes for an official record. They may also serve as witness to official documents that need signatures.

Maintenance Director: They complete annual vendor review for outdoor services that help keep the common areas beautiful. They may have to help complete small tasks and work that is needed for the common areas. They also need to know what preventive maintenance is needed to keep all structures and equipment fully functional.

How to add your name to the ballot?

If you are in-person, use one of the slips in the back of the room. Enjoy a cup of cider 🥤 and a cookie 🍪 too!

If you are remote, you can use the post on the website or the facebook page that will be available on Wednesday at 8am. Voting ends Saturday, October 21st by noon.

03

Financial Update

The current finances for the HOA



Payment of Dues

Paid in Full

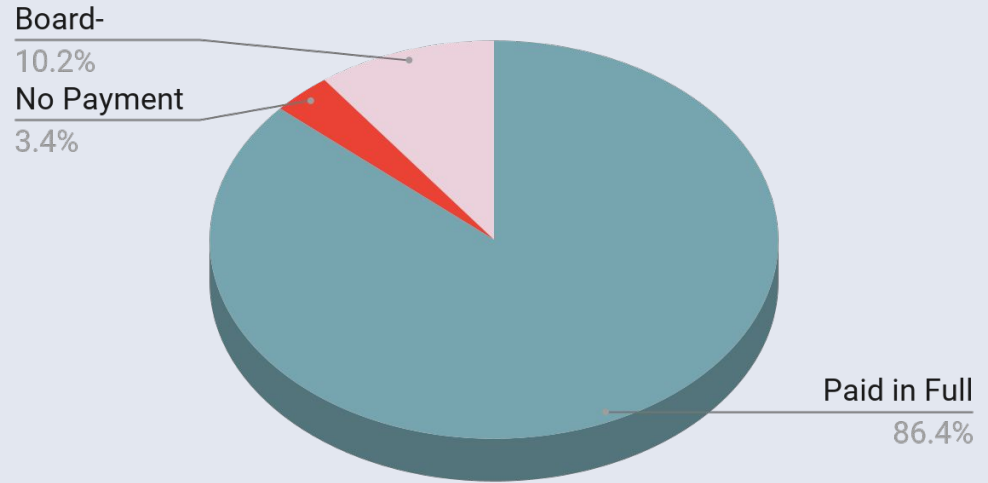
People that have paid their dues and have no outstanding balance

No Payment

People we are still waiting on payment

Board-Exempt

People who have given their time and work to the HOA.



Expense Budget

	2023 Budget	Year to Date	Budget to Actual
Lawns	9,328.25	9,142.75	185.50
Entrances	32,497.20	32,497.20	0
Reserve	23,787	21,002.39	2784.61
Trails	4,275.00	0	4,275.00
Misc	2,840.00	0	2,840.00
Admin	3,254.00	2565.84	686.16
Total	62,981.45	52,208.18	10,773.27

Receivables

	YTD Activity
Beginning Balance	53,022.27
Dues Received	48,248.63
Cash Available	101,271.30
Expenses	(52,208.18)
End Balance	48,063.12

Detailed Summary

2023 OABL Expense and Bank Account Summary		2023 EXPENSE BUDGET	Year-to-Date Actuals	Budget to Actual
Maintenance				
Lawns				
Mowing	Against the Elements	\$ 8,228.25	\$ 8,228.25	\$ -
Sprinklers	R&J Lawn Sprinklers	\$ 1,100.00	\$ 914.50	\$ 185.50
Entrances				
Entrance Caps and Walls	Multiple Construction Services	\$ -	\$ -	\$ -
Street Sign Letters	Big Bore Sign LLC	\$ -	\$ -	\$ -
Electrical	Oak Electric/Raymond Desteiger	\$ -	\$ -	\$ -
Flowers/Cleanup/Mulch	Just Gardens	\$ 18,000.00	\$ 18,000.00	\$ -
Spraying	Westside Forestry	\$ 1,497.20	\$ 1,497.20	\$ -
Reserves - 2023 is Year 7				
Entrance Caps	\$5,500 over 5 years	\$ -	\$ -	\$ -
Mailbox	\$32,000 over 10 years	\$ -	\$ -	\$ -
Tree and Shrub Replacement	\$6,000 over 3 years	\$ -	\$ -	\$ -
Trail chips	\$15,000 over 5 years	\$ 12,680.00	\$ 12,680.00	\$ -
Street Signs	\$3,000 over 5 years	\$ -	\$ -	\$ -
Globes	\$2,300 over 10 years	\$ -	\$ -	\$ -
Boardwalk	\$20,000 over 25 years	\$ 2,500.00	\$ 1,215.39	\$ 1,284.61
Entrance Re-Landscape	\$75,000 over 20 years	\$ 2,250.00	\$ 750.00	\$ 1,500.00
Well pump	\$8,000 over 8 years	\$ 6,357.00	\$ 6,357.00	\$ -
Trails				
Cleanup	TBD	\$ 4,275.00	\$ -	\$ 4,275.00
Misc				
Misc Maintenance	Bill Carnevale	\$ 500.00	\$ -	\$ 500.00
Mailbox Parts	Gaines Manufacturing/Bill Carnevale	\$ 500.00	\$ -	\$ 500.00
Phragmites Treatment-Annual Treatment	PlantWise	\$ 840.00	\$ -	\$ 840.00
Dead Tree Removal	Westside Forestry	\$ 1,000.00	\$ -	\$ 1,000.00
	Subtotal	\$ 59,727.45	\$ 49,642.34	\$ 10,085.11
Administration and Other Expenses				
Electricity	DTE	\$ 450.00	\$ 297.86	\$ 152.14
Insurance - Association General Liability	NSI / West Bend	\$ 1,589.00	\$ 1,589.00	\$ -
Insurance - Directors & Officers	US Liability	\$ 495.00	\$ 495.00	\$ -
Lawyer's Fees	Makower Abbate Guerra	\$ 500.00	\$ -	\$ 500.00
Collection Fees (to be reimbursed)	Makower Abbate Guerra	\$ -	\$ -	\$ -
PO Box	USPS	\$ 150.00	\$ 146.00	\$ 4.00
Web page service		\$ -	\$ -	\$ -
Office supplies	Envelopes, paper, delivery etc.	\$ -	\$ 17.98	\$ (17.98)
Meeting room		\$ 50.00	\$ -	\$ 50.00
State Registration	Non-Profit Filing	\$ 20.00	\$ 20.00	\$ -
	Subtotal	\$ 3,254.00	\$ 2,565.84	\$ 688.16
	Total Expense Budget	\$ 62,981.45	\$ 52,208.18	\$ 10,773.27
		2023 RECEIVABLES	YTD Activity	Projected Receivables
Beginning Bank Account Balance			\$ 53,022.67	
Dues Received		Estimated Receivables (53 lots x \$950) = \$50,350	\$ 48,248.63	
Cash Available			\$ 101,271.30	
Expenses			\$ (52,208.18)	
Ending Bank Account Balance			\$ 49,063.12	

04 2023 Projects

What was done in 2023?



2023 Vendors

Lawn Maintenance - Against The Elements

Grass Fertilization - Modern Lawn

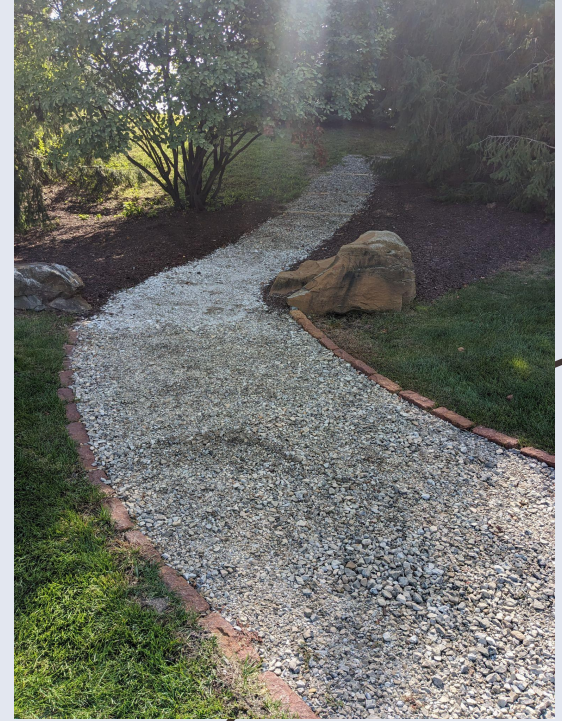
Tree Care - Westside Forestry

Entrance Planting, Mulch, and Maintenance - Just Gardens

Trail Repair - Michigan Landscape Professionals

Sprinklers - R&L Lawn Sprinklers

Kensington Rd. Trail Repair



Wooded Trail Railing



Installation of 2 of 3 trail railings are complete.

Final wooded trail railing will be installed this fall. Waiting on a few more materials.

Well Repair at Jacoby Entrance



An unexpected 2023 expense!
Sprinklers stopped working and it was
discovered that the well pump was
failing and needed to be repaired. This
has been completed.

Removed Burning Bush



The large burning bush on the west side of the jacoby entrance was removed this spring. This was reported multiple times as a hazard when pulling out of the subdivision.

05 2024 Projects

What next?



Boardwalk Issues



BIG BUCKS!

An **HOA Vote** will be required as an **Assessment Fee** will be needed to complete this project.

- Multiple vendors have seen the boardwork. Some not interested. Others providing ballpark quotes in the 200-300k range.

Dead Bushes and Trees



Walnut Tree (Jacoby)

Need to decide on a next step? It is rotting and the root cause to some landscape issues.



Jacoby Entrance



Scenic Court Entrance

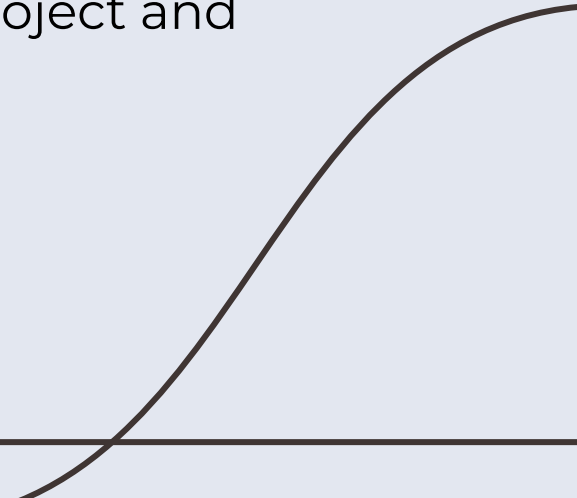


Kensington Entrance

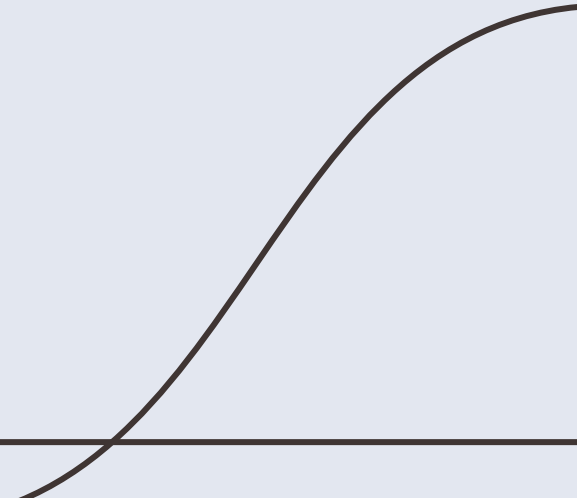


Entrance Beautification Project

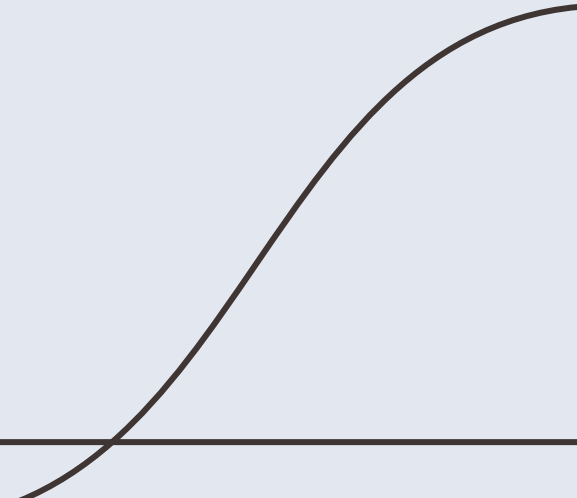
Goals for the project

- Updated look
 - Stately appearance to coincide with the stature of homes
 - Deer resistant products
 - Color all year round
 - Seasonal decor
 - Same contractor for implementation of project and maintenance
- 

Vendor Vetting

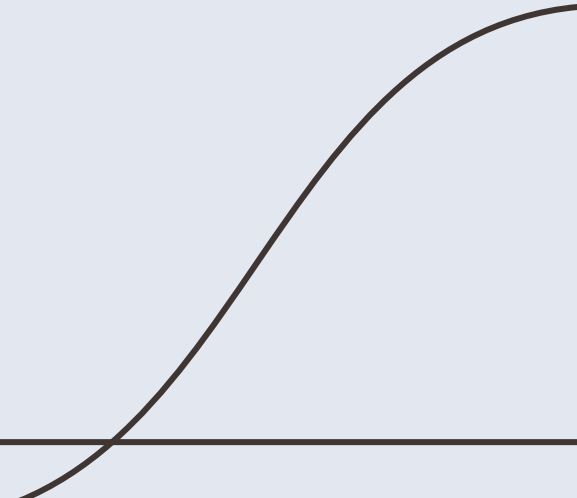
- Five vendors considered
 - Three new vendors
 - Two with current contracts
 - Factors
 - Cost
 - Interest in project
 - Attention to detail
 - Portfolio
 - Quality of work
- 

Vendor Selected: Your Way Property Services

- This project will be completed while maintaining your current HOA fee (\$950) and not require an assessment
 - This project will occur over a two to three year time span
 - One entrance per year
 - Jacoby 2024
 - Scenic View Ct. 2025
 - Kensington 2026
- 

On Behalf of Your Way Property Services and OABL HOA

All homeowners will receive the following discounts:

- 10% off gardening and mowing services
 - 20% off lawn care and plant health
 - 10% off holiday decorations and lighting
 - 10% off snow plowing
 - Free landscape consultations
 - Free lawn health analysis
- 

06 Get Involved

Volunteer opportunity and HOA input



We Need Our Neighbors!



Fall Cleanup

Saturday, November 18th
at 10am.

Location: BLDW trailhead



Vendor Directory

Great Experiences?
We need your
recommendations

Hope you enjoyed the Fall Potluck gathering!

Communication Feedback

Do you feel well informed?

Website Improvements
Quarterly Newsletter
Email Communications
Facebook Posts

Thank you for joining us tonight!

Stay Connected

Website: www.oaksatbeachlake.com
(Neighbor Page Password:)

Email: president@oaksatbeachlake.com

Facebook: The Oaks At Beach Lake

