



HOA Meeting October 17th, 2023

Meeting Minutes –

Meeting started at 7:01PM,

- Meeting attendance – See sign up sheet (Mona and Sandy Young online)

President's Notes - Amy

- Agenda Review and board member introductions

Board Positions Election

Treasurer, secretary and maintenance directors – You may volunteer if you would like (write your name if you would like to run for the board). Voting can take place in person during the meeting or online in the community Facebook group.

Financial Update –

Most dues have been collected, only 2 past due and collection will happen soon. Joe presented the full detailed budget and actual spending for the year. Prepayment of expenses takes place when vendors offer a discount for payment in full. Spending has been on track of budget; we should end the year with approximately \$49k in the bank account.

Rich and Mona – have enquired about investing the balance of the account in a CD instead of an interest-free checking account.

Vendor Report

2023 Project Update

- Michigan Landscape Professional – project delivered for the walking trail, as it stands today, they have not delivered the project as contracted. We are addressing the issue with the vendor contact (Craig) regarding to the width of the path (expectation was 4ft).
- Lawn maintenance is on track, we have been using the same vendor and they have been performing well. The lawn looks good, and they identified the issue with the sprinklers which indicated the well pump issue.
- Well Pump was repaired in summer (original pump – this cost should not be reoccurring for the near future).
- Railing for stairs in the walking trail – only one set of stairs left, this will be completed this Fall. The cost will be approximately \$2,500 (already included in this year's spending).
- The burning bush has been removed from the Jacoby entrance per the request of homeowners that indicated a visibility issue when pulling out of the sub.

All projects achieved in 2023 were performed within the dues paid for the year. We haven't increased our dues this year.

2024 Projects

- Boardwalk is an issue – we have gotten high level quotes from vendors, and they are coming in around \$200K plus, this would require a special assessment on top of the normal dues. We haven't received an official quote from anyone – we do have a homeowner that owns a construction company, and he has indicated we could address this in sections. Melissa has attempted to address the re-use of existing material however they are not feasible.
- Homeowners looking to donate a bench for the boardwalk – at this point we will not be taking on the donation given the situation of the boardwalk – once that's resolved we will address this donation again.
- Entrance plants – there are some plants that are dead and need to be replaced. The entrances do not look as great as it used to be when the sub was built. We need to replace the landscape with new plants.
 - o Most of the issues in the Jacoby entrance – there is a walnut tree that is rotting and that is causing some of the issues of the plants rotting.
 - o The Scenic Court entrance has some plants that have been eaten by deer. There is also issues with the mulch causing the tree to be not so healthy.
 - o Kensington entrance plants are in good health- some bushes are currently not being pruned properly, overall, this entrance would need a spruce up but not a complete rebuild like the Jacoby.
 - o Tree removal of Walnut quote is about \$3K. If we agree to take the tree down we would get multiple quotes.

Entrance Beautification Project

Main goals of the project are to update the look, have deer resistant plants, stately appearance to meet the quality of the homes in the sub. Jacoby is really bare and needs more of a design. Kensington needs a spruce up to be more updated and Scenic Court needs to be revamped as well.

- We ideally think the same vendor that installs should do the maintenance to assure the health of the plants.
- 7 vendors were contacted, 5 provided quotes (3 new vendors and 2 existing vendors). Some vendors were more knowledgeable and were more attentive to details. They presented references and portfolios for their work. The vendors all quoted the same exact design (we provided them with a design that we had). The gap between the lowest priced quote and the highest priced quote was over \$60K.
- Out of the 5 vendors we identified Your Way as the preferred vendor for this project. He attended the board meeting to present this business and his ideas. He would be willing to do one entrance at a time which would allow us to not increase dues or have the need for a special assessment. The estimate is to complete all 3 entrances before 2026 (2024, 2025, 2026), depending on the selection we might be able to complete 2 entrances in 1 year.
- Your Way is also offering discounts for homeowners for various services if we select to proceed with the project.
 - o 10% off gardening and mowing services

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

Volunteering Opportunity

Fall Clean up – Saturday November 18th at 10a.m. BLDW Trailhead is the meet up place.

Communication Feedback

- Website is now public and available to perspective home buyers (your personal information is NOT accessible this is just accessed via password OABL2023)
- Looking to create a section for recommended vendors so please share input on vendors you have utilized and liked their service.
- Email and Facebook communications are going out (you may access the website and Facebook group via a QR code).
- www.oaksatbeachlake.com – All the emails and posts are on the website under “community”.
- Meeting minutes and bylaws are posted in the website under the “public” section of the site.

Meeting adjourned at 8:20pm