



HOA Board Meeting Wednesday, March 25, 2026

Members present : Amy Rouech (President), Ellen Chaves Fenton (Treasurer), Bill Carnavale, Rich Giesige (Webmaster), Kathie Reschke (Secretary)

Meeting Opened at 7:10 pm

Minutes of the January 28, 2026 meeting were approved as written

Electrical at Entrances

Director Carnavale reviewed two proposals received to date (Mattic, Inc. and Oak Electric Service, Inc.) for installation of 2 4-gang electrical receptacles at each of three entrances. He intends to get one more estimate and to clarify items on the others before presenting his final recommendation at a future meeting.

Landscape

Discussion re various lawn/fertilizer, entrance landscaping, and invasive plant control services was held:

Informal motion to approve Tall Oak Property Services proposal for 2026 fertilization and mowing services at \$8,716.25 which includes a 5% prepayment discount.

MOTION PASSED

Informal motion to approve Tall Oak Property Service proposal for 2026 entrance landscaping/entrance fall cleanup services at \$16,500 which includes a \$690 (4%) prepayment discount.

MOTION PASSED

Informal motion to approve Westside Forestry Service proposal for 2026 spruce and boxwood spraying at entrances (3 applications) at \$2,233.45 which includes a prepayment discount.

MOTION PASSED

Further discussion held regarding the importance of continuing annual chemical control in future years. President Rouech and Treasurer Chaves Fenton will coordinate the gathering of required signature approval of homeowners adjacent to the basin before work can begin.

President Rouech reported a downed pine tree at the Jacoby entrance was removed by Westside Forestry Service at a cost of \$850, including stumping.

Director Carnavale reported Advance Tree quote for replacement of a maple and 3 pines at Kensington entrance and 1 pine at Jacoby entrance is expected.

Michigan Homeowner's Energy Policy Act

Proposed draft of Oaks at Beach Lake Homeowner's Energy Policy was reviewed. Two further installation requirements for Solar Panels/Solar Energy Systems were added to final document.

Informal motion to adopt amended Oaks at Beach Lake Homeowner's Energy Policy effective March 31, 2026 with distribution to homeowners in April 2026 MOTION PASSED

Meeting adjourned at 8:35 pm.

Note: Next meeting May 20, 2026 7:00 pm