

OAKLAND HILLS CONDOMINIUM ASSOCIATION
Annual Meeting Minutes
May 11, 2016

The Annual Meeting of the Oakland Hills Condominium Association was called to order at approximately 5:30 pm, at the Oakland Hills Clubhouse.

I. Roll Call:

1. All board members were in attendance - Linda Teare, President/Website Committee Chair, Larry Smith, Vice-President /Landscape Committee Chair, Jack Michael, Treasurer/Finance Committee Chair, Jack Gesmundo Secretary/AVB, Roger Stamper, Infrastructure Committee Chair Board.
2. Gardner Management in attendance: Ryan Gardner and Calvin Johnson
3. Residents in attendance – approximately 75 people attended with 49 units represented.

II. Call to order by President Teare

1. Linda gave an overview of the meeting agenda, made introductions of the board and Gardner management, and thanked all the committee members for volunteering their time for the community.
2. It was asked that all residents review the Oakland Hills Handbook that includes the rules and regulations of the community.

III. Reports from Individual Committees

1. **Finance Committee** – Jack Michael presented on behalf of the committee.
 - i. Committee chair reviewed the general operating budget vs. Capital Reserve Funds, how the budgeting process, History of association dues, History of special assessments, 2015 year end and 2016 budget.
 - ii. The floor was opened to community discussion on the above topics and it appeared that a majority of owners would like to see proper funding of the General Fund versus having special assessments every year.
2. **Infrastructure Committee** - Roger Stamper presented on behalf the committee.
 - i. Committee chair presented information on the how the long-term capital plan was developed, what variables were used to anticipate future expenditures and projected monthly dues needed to fund the capital projects over the next 20 years.
3. **Landscape Committee** - Larry Smith presented on behalf of the Committee.
 - i. Committee chair presented information on the new yard waste and evergreen management program along with an update on the water features.
 - ii. It was noted that Gardner Management would only make irrigation repairs and not make any adjustments to the system after the initial start-up. It would be the financial responsibility of the individual unit owner who would like an adjustment to pay for the service call.
 - iii. It was noted that five trees along Oakland Drive that died would be replaced in the near future.
4. **Website Committee** – Linda Teare presented on behalf the committee
 - i. It was noted that all resident directory updates are to be done by each individual owner.
 - ii. The website will have some updates

IV. Resident Comments –

1. The Board President took an informal vote of those present if the owners would prefer to keep dues lower and have a special assessment every year which has been the practice for the last seven out of eight years or would they prefer to have a slightly higher \$15 per month increase? Overwhelming majority of owners present preferred to have the dues increased to cover the general operating budget expenses on a monthly base versus special assessment.

V. Old Business

1. AVB Update: Jack Gesmundo noted that there are only six unsold condominium sites remaining and all are located along the Portage Creek.
 - i. The Portage Creek restoration project is almost complete.
 - ii. The Whisper Rock community will be opening this summer.

VI. New Business:

1. Ryan Gardner announced the election results with Linda Teare being re-elected and Joy McClendon being elected to the board, each for two-year terms.

VII. Next Board Meeting –

1. July 13th at 4:00pm at Gardner Management

VIII. Adjournment: The meeting was adjourned at approximately 7:00 pm.