

Highlights

Oakland Hills Fall Community Meeting Oct. 11, 2017

The meeting agenda subjects were presented by the Association Board with support from Gardner Management.

Board Members present: Linda Teare - President and Website Committee Chairman, Larry Smith – Vice President and Landscaping Committee Chairman, Tom Welsh – Treasurer and Finance Committee Chairman and Mike McLean – Secretary and Infrastructure Chairman

Gardner Management representatives present: Ryan Gardner and Calvin Johnson.

The meeting started at 5:30 P.M. Despite the inclement weather, over 50 residents were in attendance.

The meeting was chaired by Linda Teare. The following agenda items were presented.

Finance Summary – Tom Welsh

Clubhouse Fee Implementation – Linda Teare

Remodel of Office Space/Meeting Room – Mike McLean

Master Deed Amendment and Vote – Linda Teare

Gardner Group Responsibilities – Larry Smith

Finance Summary: Tom reviewed YTD (8 months) status detailing the major contributors toward both favorable and unfavorable performance to budget. Overall the community stands approx. \$18K favorable heading into the last quarter. Tom stated the status of the Long Term Capital Reserve is at \$401,800 and on schedule for \$430+K at year end. Also, the Raymond James investments have reaped \$3000 to date. Linda reminded everyone that detailed budget information can be found in the minutes from the last Board meeting available on the community website.

Clubhouse Fees: Linda summarized contents of a detailed handout. Starting in January of 2018 there will be a fee of \$50 for reservation/use of the main “Gathering Room”. Reservations will be confirmed upon receipt of the fee at Gardner Management. The \$50 charge will be non-refundable. She also pointed out a new/updated cleaning checklist to be followed by residents reserving the Gathering Room and explained that there will be no fee for the remodeled office area once it is completed. Linda explained that the income from the reservation fees will be used to offset costs for Clubhouse upkeep including slightly increased rates from the new cleaning company (Tessa Cleaning Service), an added “deep cleaning,” and possible increase to once/week cleaning if necessary.

Office Remodel: Mike reviewed the line items in the handout. The plan is to create one open space and furnish it as a conference/classroom space with flexibility provided by folding tables and stackable chairs (similar to the room at Walden Woods). He summarized the construction steps necessary to convert the room and explained the budget is approx. \$10K to be paid for from the Long Term Capital Reserve (no special assessment is planned). Discussions as to furnishings are ongoing but flexibility is the main goal. Suggestions for a Pool table and/or other permanent gaming furnishings are not being recommended due to cost/care/upkeep and the lack of flexibility. Mike stated he is currently working with two different contractors (a third dropped out) and though the actual work will take 3-5 weeks, work cannot start immediately due to contracted jobs scheduled ahead of ours.

Master Deed Amendment: Linda explained the amendment is needed to correct and align Association vs. Co-owner responsibilities (front carriage lights, mailboxes) to match the Handbook. The changes move responsibility from the co-owner to the Association and as such, “first Mortgagees” are not required to vote along with the co-owners. The amendment also improves the efficiency of the Board by allowing a vacant seat occurring between the normal Spring Board voting events to be an appointment rather than a community vote. She explained the importance of voting for the Amendment, that it will be done via pre-paid “snail mail” and that a minimum of 91 “yes” votes are needed (one vote per unit). Co-owners need to be sure to identify their Unit # or address on the vote documentation.

Gardner Responsibilities: Larry Smith summarized Gardner responsibilities. He explained the (5) major “areas of responsibility” are: Community, Finance, Management, Maintenance and Service to Committees. He also referenced the handout listing 23 individual responsibility actions. Larry also explained the use of the “Service Request” available to all on the OHC Website. Ryan Gardner explained that there is a “flat fee trip charge” of \$62.50 an hour for a service request.

Larry Smith also updated the residents in regard to recent tree plantings, irrigation shut down for the winter and the Yard Waste scheduled for Oct. 20. He reminded everyone that the yard waste should not be placed at the pump house until 2 or 3 days prior to the 20th pick up to avoid bags being soaked by rain.

Announcements/Reminders/Clarifications/Information:

During and after the presentations, questions were answered and general information was discussed. Important items were:

- The Association replaces the bulbs in the Front Carriage Lights. Residents can contact Mike McLean, Bruce Bradley or Jim Hankey when needing a bulb replaced.

- It has been reported that fresh air furnace intakes and dryer vent exhaust grilles have been mis-installed on several units. If you have a metal grid/screen attached to the end of a vent outside your unit, make sure it does not contain dryer lint. If dryer lint is present, the grilles are not installed properly. The dryer vent should have horizontal flaps. A clogged vent will prevent your dryer from operating properly.
- A reminder to all residents: Please follow the rules regarding pet waste. If you see anyone violating the requirement to immediately pick up waste and dispose of it at home in the trash, please report to Gardner (all such reports are anonymous).
- Sandstone (snow removal) will attempt to use snow blowers only on the OHC sidewalk this upcoming season. If snowfall is too heavy, they will be forced to revert back to plowing.

Document prepared by: Mike McLean

Secretary – OHC Association