

OAK RIVER BOARD MEETING MINUTES
1/23/2023

Board Members Present: Bob Urwiller, John D’Orazio, Usha Balla, Sandy Bera, Mariana Ludeman, Tammy Schick, Dave Lancaster

Absent: Bruce Bigler, Mike Therrian

The meeting was called to order at 7:40 PM once a quorum was present.

Secretary Minutes – a motion was made by Tammy to approve the minutes and seconded by Sandy.

Treasurer’s Report – a request was made to remove “dam” and “annual meeting” line items as they are no longer needed in upcoming budgets. Bob reconfirmed that the budget Mariana distributed was correct.

The efforts of John, Bob and Dave to knock on the doors of residents who owed unpaid dues was successful. There are only two unpaid residents at this time.

Mariana will be assembling a letter regarding the option of ZELLE payments for 2023 HOA dues. This letter will go out with the 2023 dues statements along with the updated landscaping guidelines. These items will be available at the next meeting to place into envelopes and mail. Postage to mail out the HOA dues invoice and two letters needs to be sorted out before our next meeting. 2023 dues will be increased by 5% to \$222.

Architectural Committee – There was discussion on the letter from Linnell & Associates regarding Rosanne Bachor’s complaint regarding mowing of the commons area behind her home. A response was mailed from attorney Dennis Alberts on behalf of the Oak River Association.

John spoke with Gib King of the Michigan Fish and Wildlife Biologist Services and distributed Gib King’s email telling the board that our commons area could be designated as a “Preservation Area” but a number of steps would need to be in place before that would be possible. Dave’s letter to the DNR requesting what is necessary to designate the area as a Wetland’s will be revised and sent by John. John made a motion to approve the letter, with revision, it was seconded by Bob. The members voted in favor of leaving an unmowed strip along the river to help control geese, improve wildlife habitat and to help filter the runoff from the commons area.

Discussion of the Hannah property took place. Because they cut trees down in a Tree Preservation Area the board has requested they plant five trees in addition to the eight they planted on the perimeter of their property. Our attorney, Dennis Alberts, recommended we give the Hannah’s more time to respond.

Entertainment – The Oak River picnic was a great success thanks to Tammy and Mariana. In addition, the Halloween party hosted at Mariana’s home was a success thanks to Tammy, Mariana, Sandy and Bob.

Maintenance – A contract has been signed at the same price for Patrick Lawn & Maintenance to continue upkeep of all entrances and islands. The Board voted to continue use of TruGreen for lawn

mowing, fertilization, spring and fall clean-up. The fertilization price has increased. Joshua Tree was used three times in 2022 – Bob did call other tree services for pricing to receive the best price.

There was discussion on Zoro's Lighting and because of this discussion a Beautification Committee was formed that included Sandy, Tammy, Usha and Mariana. Zoro Lighting has committed to install 36" wreaths on all the signs in 2023 and 2024.

Previous discussion regarding signage in the commons area may have to be delayed for a year.

Webmaster – Usha will be posting Board Meeting Minutes on a Google drive for easy access for Board Members. She will also be posting the updated Landscaping Guidelines.

Welcoming Committee – The last welcome was in October on Moonglow. The other two homes on Moonglow have sold and we're waiting for them to move in. The one home at the main entrance has not sold yet.

Resident Comments – Resident Jim Zurak sent an email to the Board with a suggested paragraph to be sent out to our residents via email regarding snow removal. It states the City of Troy has an ordinance regarding snow and ice removal from sidewalks. We connected with Jim via phone to discuss the memo. The Board voted to send out as written but the following day everyone agreed that the letter should use our landscaping guidelines statement on snow removal that mirrors the City of Troy Code Enforcement document.

The motion to adjourn was made by John and seconded by Tammy at 9:15 PM.

The next meeting will be at the home of Mariana Ludeman on Monday, 2/27/23.

Minutes submitted by Sandy Bera