

## Weber Oaks HOA

Board Meeting

Minutes

August 26, 2019

The meeting was called to order by Sandy Fram at 6:10 pm at the Miami Township Library

**Attendance:** In attendance were Sandy Farm, Mike Royer and Ryan Bach. Tony Suma was absent with notice. Advantage Property Management, Inc. was represented by Gail Adams.

**Financials:** The July financials were reviewed. The owners who are delinquent one (1) year or more will receive a letter of intent from attorney Joe Beyke. All other delinquent owners will receive a statement.

**Minutes:** The July minutes were reviewed and approved.

### New Business

**Landscaping Front Entrance:** Gail is waiting on a design for our front entrance from Neff Landscaping and Don Gilb Landscaping. Both companies have stated they will have design to us and once approved could plant this fall.

**Street Tree:** The Board discussed good choices for street tree planting. There are approximately five (5) street trees' that have died throughout the community. It is the homeowner's responsibility to replace those trees. A letter will be sent out to the owners of the dead street trees to have them replaced. We will get a list of approved trees and send to owners.

**Crosswalks:** Gail called about having crosswalks installed through the community. Jeff Wright and John Musselman are checking into crosswalks and we may need to do a traffic study. The Board would like Gail to check on a cost from A & A Safety.

### **Improvement Application:**

1708 Smokehouse Way – To install a stamp concrete patio was approved.

**Violations/Maintenance Letters:** The Board asked management to do an in depth drive thru of the community and send letters to owners for items such as mold/algae on houses, overgrown bushes, weeds, seal coat driveways, shutters etc. The letters are to help keep the community standards up to help increase property value. The 1<sup>st</sup> letter will give residents 30 days to correct the issue. Management is to do a second drive thru to check the issue, if the issue has not been corrected a 2<sup>nd</sup> letter with a fine warning giving 10 days to correct will be sent to residents. The third drive thru will then be done to check if issue has been corrected if not a fine letter will be sent.

At the time of drive thru management will provide a list of homes that have been very well kept so those residents can be recognized for their hard work.

**Open Meetings:** Residents that would like to speak at the meeting should call/email management to be put on the agenda with what they would like to discuss. Mike Royer will make a post on FB concerning this

**Other:** There was some discussion about sending a list of rules in the fall newsletter. The Board would like to upgrade the next newsletter.

The meeting was adjourned at 7:20 pm

Next meeting will be September 23, 6:00 pm at the Miami Township Library