



Oak Meadow Homeowners Association
President's 2019 Annual Meeting Recap

The Oak Meadow Homeowners Association held their annual meeting at Dream Kitchens on October 9, 2019. The meeting was attended by several homeowners. Besides the annual update given by the board of directors to the homeowners (see slide presentation for details), there were two significant items to be documented.

1. Board Positions:

- a. Joe Rueden was nominated and will be the Vice President for the upcoming year. Joe will continue to lead the charge for covenants review and revisions.
- b. Dot Fischer and Jayme Garrett agreed to assist Crystal Albertz with the event directors duties.
- c. There were no other nominations for other positions presented. This is far short of trying to have $\frac{1}{3}$ to $\frac{1}{2}$ of the board turnover each year. Please remember the complete board turned over for 2018 calendar year. This will put the entire board on their second year 2019. At the 2020 meeting, expect another push for board members, I would recommend at least 4 new board members.

2. Covenants Discussion:

- a. There was excellent dialog on the covenants presenting both sides of many topics. I haven't attempted to document all topics discussed, because it was obvious a lot of work will be needed to reach consensus and obtain a super majority to implement any revisions. The survey results didn't represent the necessary votes (super majority) to change the covenants, nor did the annual meeting attendance represent the necessary votes. Without the necessary support, it may be challenging to revise the covenants and get them approved.

For example:

- i. Pro-fence arguments were made by pet owners and families with small children to allow them to be outside in a safe, enclosed environment. The Con-fence arguments included maintenance issues, mismatched fences that share lot lines, and the loss of the open feel to the neighborhood.
- ii. Mailbox discussion mostly centered around the value of the current mailbox. Opinions were expressed that the mailboxes didn't last (rust and the overall fading of the mailbox) especially when cheaper mailboxes last longer. However, everyone recognized the potential costs involved in

switch to an improved design especially since many homeowners have recently replaced their mailboxes because they were falling apart.

- b. How to write covenants in such a manner that they can stand the test of time and be understood by all homeowners. There were opinions expressed that too much discretion given to the board of directors would not create consistent compliance, yet it would be difficult to write enough specificity.
- c. Enforcement of Covenants -- There was an overwhelming sense that dues should not be increased to improve covenant enforcement. For example, if the organization needed retain an attorney to write and help enforce the covenants there was a concern our current dues structure wouldn't cover it. There was also sentiment that the enforcement of the covenants isn't just the board responsibility, the entire Homeowner Community will need to support the board when there are violations.
- d. There were 5 people willing to donate their time to work on the next steps to update the covenants with Joe Rueden: Jim Yoder, Jean Crone, Eleanor Jurkowski, Rick Circhek, and Amanda Schwartz.

I wish to thank everyone that attended the meeting. Our Homeowner Association is only as strong as our members. A huge thank you goes out to all of the existing board members that made 2019 success as well as those that volunteered for 2020 (Board members including those assisting Events Director, and Covenant Update Committee).

Roger Pauk
President Oak Meadows Homeowner Association