

Villas of Oak Pointe Association  
February 20, 2025  
Board Meeting Minutes

1. Meeting called to order at 12:00 pm

2. Approval of January 22, 2025 meeting minutes - Approved.

3. Treasurers Report	Jan	YTD 3/1/24 – 1/31/25
Total Operating Income:	\$29,325	\$207,009
Total Operating Expense	\$16,231	\$183,585
Checking Account Balance		\$28,629
Reserve Account Balance		\$151,618
CD Balance		\$53,068

4. Cummings Report

- Financials –

o Potentially open another \$50K reserve CD for 6 months. Jeremy to provide current options.

- Modification Requests – 44 submissions March 2024 – Jan 2025 – All Approved

o Revisit Golota request to remove trees due to the inclusion of removing the large pine.

- Outstanding Work Orders: One for a tree to be reviewed. Another tree to be looked at by Ronalds

- Corporate Transparency Act – Brad to enter the balance of the board members. Need DL numbers.

- Energy Policy Act template: Jeremy working on a template. Due April 2026. Jeremy will provide template once drafted.

- Bids for summer lawn care and grounds management: Some discussion of items to check and update current bid language. Goal to have them out by mid-March

- AT & T Contract – We are covered via existing contract until 10/31/2038. Jim will meet with the township to see if they have received a proposed AT&T contract change from MD7 and, if so, find out how they have responded or plan to respond.

5. 2025 Annual Budget

- 2025 Project Discussion

- Potentially consider the seal coat project for the walking path
- Some roadway patching – review in May
- Boats – Need financial forecasts for the annual meeting report if possible
- Pond 4 – Overflow to low area north of pond 4 has resulted in complaints by owners of property to the right of low area.
- Pumps – Pond 1 over to hole #6.
- Pump from pond 3 to pond 4 – May need redundancy to avoid flooding risk
- Repair spillway in common area west of pond #1
- Two pipes into pond 4 identified during walkway paving
- Potential overflow drain from 3 creating “swampy” conditions in pond 4 residents back yards
- Grill cover for safety over spillway on pond 4 (Brett feels he can handle)

## 6. Committee Reports

- Boats
  - Tri Toon – Cover replacement desired: \$2500. Approved. Cover for Ben E will look to replace next year.
- Architectural
  - Thanks to Meg for the effort and interactions regarding resident’s requests
- Landscaping, Beautification, Ponds
  - Proposed project to address the front entrance area of the association. Table for a month as budgeting gets finalized.
- Common Areas
  - Tree needed where we removed trees at NW corner of pond 3 area
  - Cul du Sac end of Villa France – no trees.. add any?
- Social Committee
  - Updated committee member list
- Sunshine Committee
  - Carlene and Lois to handle the most recent new residents so they get the updated ARC packet.
- Long Range Planning: The reserve amount at the end of 2024-25 is \$20K lower than the long-range planning forecasted earlier in 2024. The 2025-26 budget shows \$78K being added to the reserve, again lower than the \$87K forecasted last year for 2025-26. We need to be mindful about our costs and use of the reserve this year.

## 7. Newsletter Feedback

- Some feedback on board changes
  - Inquiring if a vote is needed. It will occur during annual meeting

8. Old Business

- Board position for Project Management/Landscaping/other
  - o Area of responsibility: Landscaping: Cul Du Sacs, Common Areas, Front Entrance, Tree replacement plan, Beautification (seasonal plantings)
  - o Other Projects:
- Drain Commission Report
  - o Covered in ponds

9. New Business

- Annual Meeting Date
  - o Tuesday April 29th

10. Next Meeting Scheduled

- April 17<sup>th</sup> 10:00 am - Noon

11. Meeting adjourned: 1:43 pm