

Villas of Oak Pointe Association

April 17, 2025

Board Meeting Minutes

1. Meeting called to order: 10:02 AM Attending: Lois Yardley, Carlene Reinhold, Jim Graff, Brad Robinson, Jeremy Daunt
2. Approval of February 20, 2025, meeting minutes: Minutes approved
3. Treasurers Report

	CURRENT MONTH <u>3/31/25</u>	YEAR TO DATE <u>3/1- 31/25</u>
Total Operating Income	16,396.55	16,396.55
Total Operating Expenses	12,761.53	12,761.53
Checking Account		28,753.96
Reserve Account		115,388.84
Certificate of Deposit		53,068.17
Certificate of Deposit		50,000.00

4. Cummings Report

- Financials – Are good.
- Approval on ESG's new fertilization quote: Board approved
- Scott (ESG) is working with Brett to get some guidance on the irrigation system. They are coordinating schedules. Reviewed irrigation quote. Board approved.
- Annual Meeting – Add voting slides to ppt as Lois & Carlene's terms are up.  
Send a second notice soon recognizing the need for vote confirmation, open the floor for nominations. (Quorum)
- Sealcoating for walking paths – Waiting to hear back on quotes. Will review and weigh against other projects before moving forward.
- Service Requests 4545 Villa France Dr. Tree in common area needs to be sprayed. Lois viewed it. Will have Ronalds look at it.
- 4474 Quebec Lane – Ground is eroding by drain behind house. Jeremy will ask for a picture and the board (Brad and Jim) will go look at it to determine if it's an issue with the community drain system.
- Modification Requests – Nothing open currently.
- Outstanding Work Orders – Added work orders for Yews for utility box between Wright's and Reinholds: Added work order to activate Robinson's sprinklers for Leblanc Ct. common area.
- Corporate Transparency Act – Energy Policy Act template – CTA on hold. EPA awaiting template from legal.

- Bids for summer lawn care and ground management - Good
- AT & T Contract – No word from the vendor attempting to renegotiate.

5. 2025 Annual Budget – Final check on annual budget. It's finalized.

6. Long Range Planning – Ready for annual meeting presentation. Note that pond shoreline (contain erosion) is not in projections.

7. Committee Reports - Condensed

- Boats - Going in on April 22. Communication is out to residents.
- Architectural – Meg doing awesome job staying on top of requests and keeping them compliant
- Landscaping, Beautification, Pond stabilization Quote – Getting and have some quotes to determine our path going forward.
- Common Areas – Tree review for the entire community will be done in the fall.
- Social Committee – Caught up
- Sunshine Committee – Have a few color palette packets to mail out.

8. Old Business

- Board position for Project Management/Landscaping/other - Will continue to consider.

9. New Business

- Flowers for front entrance. Lois getting quotes (Landscape Design Associates) for work based on budget for the year.
- Mulching – Current rates are \$85-95/ yd. 46 yards estimated needs. Should move forward. Is in budget.
- Need to plant a tree on the NW corner of pond 3 where we lost two trees. Also need to check on tree (far eastward pine) in Quebec cul du sac.
- Common Area – NE section of Leblanc Ct. consider convert mulch bed to grass.
- Discussed fresh mulch for common areas - \$85/yd from ESG – Approved by Board
- Pond 4 grating to be addressed.
- Get quote on pond 3 drain area from Villa France.

10. Meeting adjourned : 11:42 am