

VILLAS OF OAK POINTE ASSOCIATION

Board Meeting Notes

January 22, 2025

Meeting called to order 2:29 pm

Attendees: Lois Yardley, Carlene Reinhold, James Graff, Brad Robinson (via phone)

Approval of December 10, 2024 meeting minutes

1. Treasurers Report

- Need to file tax return
- Draft of December's Statement reviewed
- Checking Account: \$15,418.74
- Reserve Balance: \$144,569.16
- CD Value: \$53,068.17

2. Cummings Report

- Finalizing 2025 budget
- Communicate upcoming dues increase
- Financials – 2024 tax return filed
- Modification Requests – (2024) 44 Requests, 42 Approved, 2 Pending (2025) 1 Request - Pending
- Outstanding Work Orders – 2 Mailbox repairs: Samples - 4452 Villa France, Morrison – 4475 Quebec Lane
- Other Outstanding Issues
 - Corporate Transparency Act: Currently on hold as a result of a court order, but discussed the board doing it themselves versus attorneys
 - Homeowners Energy Policy Act Filing: Due July. Cumming waiting for a template in early Feb for us to use to write a policy for the Villas to comply with the Act
 - Positive feedback on Ever So Green so far regarding snow plowing

3. Committee Report

- Boats – 2025 budget
 - Keep budget same as 2024. Need to add canvas for one boat. Need to add info for the Bennington and Tri-Toon
- Architectural – No actions to note
- Landscaping – plant tree near Pond #3 between path and bench in Spring
 - Get with vendors to develop a 5-year plan
 - One vendor (Landscaping Design) viewed the community – They are working on a potential plan for us for \$500. Early estimate for front entrance is \$15,000
- Beautification – included in the Landscaping discussion
- Ponds – Drain Commission Report (Not discussed, move to next meeting agenda)
- Common Areas - get quotes for path sealing in the Spring
- Social Committee – Would like to send out a survey to all residents in January for new ideas
 - Receipts for last events submitted for payment

- Sunshine Committee – 9 houses sold. Update Welcome Letter/Gift deliveries. Need info from 5 new residents. Create welcome packet for new residents. Update Welcome Letter. 2 houses on the market
- Long Term Planning – need the 2024 expenses, 2025 budget, and estimates of reserve projects to update the long-term planning.

4. Old Business

- Website updates – Marsha/Carlene project for January (Not discussed- move to next meeting)
- AT&T Antenna Contract
 - ATT late for 2024 Nov payment
 - Concerns regarding proposed updated contract
 - Motion to decline Proposed Revision – Lois – Brad seconds – Motion approved. Jeremy is to respond to MD7 declining their proposal.

5. New Business

- 2025 Budget
 - Reviewed and discussed budget by line item
- Need new Lawn Care Contract – Ever So Green may be a potential vendor. Jeremy to get our feedback on Specs for Bid then solicit
- Mailbox Replacement project
 - Mailboxes will be handled by the Association
 - Notify residents that if they have a mailbox issue to put work order in through Cummings (add to Newsletter)
- Newsletter – Announce new board positions and committee members, reminder regarding street parking, annual meeting date, Social Committee survey (Not discussed – needs to be done and add due increase notice)
- Board position for project management (not reviewed, move to next meeting)
- Drain Commission Report (not reviewed, move to next meeting)
- Driving Range resident issue – Team may be asking for support if they move to litigation

Next Meeting Scheduled for:

Meeting Adjourned: 5:45 PM