

**Villas of Oak Pointe
Board Meeting Minutes
June 26, 2024**

Meeting called to order at 12:12 pm

Agenda approved

In attendance: Brad Robinson, Carlene Reinhold, Lois Yardley, Jeremy Durant

Minutes from April 23, 2024, meeting were approved

Cummings Report:

Financials – May 2024 statements reviewed. Refund \$202 A/R.

Violations – Violations will be handled in Executive Session for confidential reporting.

Modifications – YTD: 23 Requests. 18 Approved. 4 Pending.

Misc. – \$1000 was paid to OPCC for 4th July fireworks; Replace yews around utility box near path on Versailles - There will be a cost for ground hog removal and cost to repair entrance sign.

Committee Reports:

Boats – The cover on Big Ben's is ripped. The cost to repair is \$250 or \$600 to replace. Board recommended replacement versus repair of Boat cover. Some items are in need of repair on the boats. Lois will get with Chris to discuss. Registrations renewed for 2013 Big Ben & Tritoon and paid for by Chris. We will reimburse him.

Ponds – No report

Landscape – There is a cherry tree in the common area behind 5114 Versailles that needs to be looked at. We will reach out to Monster tree for opinions and quotes.

Street sign on the corner of Moret Ct./Villa France needs to be straightened. Check other signs.

Social – The summer picnic is scheduled for July 27th

Sunshine – 4644 Villa France & 4581 Villa France received Welcome letters and gifts.

We are waiting for homeowner information for 5324 Versailles which was recently sold.

Long-Term Planning – Get quotes for Pond projects. Contact Todd Services.

Architectural Committee – The architectural committee has completed their work on the updated paint colors based on the scheme of each home. Residents will receive a packet for their records which show what colors are approved for their home. All residents must submit a modification request through Cummings Management.

Old Business:

Paths – Midwest Pavement work has been delayed. Midwest has submitted an updated quote for work. We will talk to Midwest about repairs and seal coating. In addition, path edging.

Guard House – Get prices on replacing windows. Touch up paint on upper windows, etc.

Entrance Sign – Deposit for repairs was paid. Sign will be picked up within a week or two.

Review MHOG/Common area property behind 5107 Moret Court for tree planting. MHOG recent reply.

Follow-up on outstanding work orders with Brighton Construction. 1. Window replacement in guardhouse. 2. Manhole cover – asphalt is coming up.

New Business:

Rules & Reg. – Modifications will be made to the Rules and Regs to reflect the new color palates.

"Motorized Vehicle Prohibited" notice will either be painted on the walking paths. After walking path work is completed, we will decide which direction to go based on resident feedback.

Meeting adjourned at 2:40 pm. Next meeting scheduled for June 30, 2024 at 12:00 pm