

Villas of Oak Pointe Association

Annual Meeting

April 9, 2019

Oak Pointe Country Club

Minutes

- I. Meeting called to order at 6:31 PM
- II. Introductions:
 - Board Members: Larry Jannon, Jon Evenson, Lou Ann Goldbaltt and Elizabeth Lee (appointed to fill vacancy of President until end of year).
 - Kramer- Triad representatives: Kristen Zahr – Community Association Manager and Katie Schultz – Assistant Manager & Minute Taker.
 - TH Management Representative: Linda Roose and Advance Disposal Representative.
- III. Proof of Notice of the Meeting: evidenced by attendance.
- IV. Quorum of 35% or more verified.
- V. Minutes of Annual Meeting of April 25, 2018 approved.
- VI. Election of Directors: Two nominees for two open position were introduced: Lou Ann Goldblatt (expiring term) and Carlene Reinhold (nomination from the floor). Nominees were accepted by acclamation. All in favor. Motion carried.
- VII. Reports and Presentations:
 - A. **TH Management Introduction:** Linda Roose introduced herself to the present owner's and discussed ways on improving communication in the community and how to make future payments
 - B. **Advance Disposal Presentation:** Discussion was had on what can and cannot be recycled; Yard Waste Removal Process; and bulk items. Owners request that Advance Disposal provide community with a list of all the Do's and Don'ts so that they can recycle items properly. Advance will send handout to the Board for distribution.
 - C. **2018 Accomplishments:**
 - Entrance signs were re-designed and replaced
 - Needle-cast spray was used

- New property management company was found
- Versailles & LeBlanc, entrances and intersections will be either repaved or patched.

D. 2019 Projects:

- **Golf Cart Use** – update liability coverage and add possible signage to paths prohibiting use.
- **Lighting** – entrance lighting will be redone this year.
- **Emergency Equipment** – Investigation to take place as to what is below ground and if it ground will support weight of emergency equipment.
- **Curb replacements** – scheduled for 2019. 3-4-day process. If curbs are being replaced in front of your driveway, you will not have driveway access for the above time period. Vehicles will have to be parked on the street.

E. Financial Review:

- Board explained what the reserve fund is used for and its importance for the community
- Board discussed the status of the AT&T Reimbursement and the overpayment made to DTE.

F. Boat Committee:

- Boat study was done to determine what boats would need repairs/replacements. Reports of average wear and tear.
- Boats will be refurbished instead of replaced, which will save the community money.
- 4-Winns will be replaced with a smaller boat (18 ft preferably) that is more user friendly and compatible with lake size.
- Boat users are required to resubmit each year a signed release and a signed copy of the current boat rules and regulations.
- New users must acquire a boater safety certificate prior to checking out a boat.

- Certificates are due by May 1st.

G. Landscaping and Ponds:

- Board reminds all owners that any and all tree removal must be approved by the Board before work can commence. Shrub removal does not need approval. Tree trimming does not need approval either.
- All exterior modifications must have Board approval before work can commence.
- Westside Forestry has been contracted to spray Douglas Fir and Blue Spruce trees in common areas in early May to prevent the spread of needle cast. Westside Forestry will spray homeowner's trees when they are on site for a special "per lot" package price if done at the same time as common area spraying.
- Pond Maintenance – will be scheduled with new management company. Date is TBD.
- Fountains – scheduled to be turned on within the next 2 weeks (weather permitted)

H. Safety Committee:

- Hank Budesky, Safety Officer, not present at meeting to discuss 2018-2019 year.
- Board encourages all owners to report any suspicious activity to the police.
- Cameras were installed at entrances to monitor who enters and leaves the community.
- Trail cams will again be strategically placed to monitor cart traffic during the warmer months.

I. Sunshine Committee: Established for 2019

- Duties included: greeting new owners into the community, providing new owners with community rules and regulations. More duties to follow once new Board has discussed.

J. Social Committee: Dates for 2019 events announced:

- 4/13/19 – committee discussion to plan future events
- 12/14/19 – Holiday Party

VIII. Community Discussion:

- A. Owners expressed concerns over golf cart use and whether or not they should be allowed on paths. Board will investigate condo documents to determine what is and is not allowed.
- B. Owners inquired about tree removal of dead trees on the Berm. Board is waiting on bids before a decision can be made.
- C. Owners expressed interest in having a Bylaw Revision. Board discussed process and cost for such a task.

IX. Meeting adjourned: 8:10 PM.