

**Villas of Oak Pointe  
Board of Directors Meeting  
April 9, 2007  
6:30 PM – Jerry Poissant's Home**

**Meeting Minutes**

Attendees: D. Patterson, J. Poissant, M. Jacobs, R. Jones, Paul Stanko, Tom Schall,  
Heidi Schall

1. The meeting was called to order at 6:35 PM.
2. The Board accepted the Minutes for the March 2007 Meeting.
3. Committee Updates:
  - a. Boat:
    - i. Paul Stanko reviewed the material he will go over at the Annual Meeting.
  - b. Social:
    - i. Stan Swies has agreed to run the Villas Golf outing that will take place on May 9<sup>th</sup>. Dinner after the Golf outing will be held at JR's Iron Grill. Cocktails and appetizers will start at 5:00 followed by dinner at 6:30.
  - c. Bylaws:
    - i. Heidi went over the final version of the proposed changes to the current Bylaws with the Board. The proposed changes will be handed out to each resident of the Villas who attends the annual meeting on April 26<sup>th</sup>. Each proposed Bylaw change will be addressed with pros and cons for each one. A special meeting will be set up after the annual meeting for everyone to attend and vote on each proposed Bylaw change.
  - d. Community Association:
    - i. Charles Ford, Director of Golf Course Maintenance at Oak Pointe, showed the Community Association Board members an architects drawing of what the temporary tents would look like once they are installed. It looked pretty impressive. It includes an area that would seat approximately 300 people for lunch and dinner so the club will be able to host events, such as, weddings this year. Charles said the club was able to keep four weddings that had been booked for the club prior to the fire.
    - ii. The temporary tents will end up taking approximately 70 parking spots which is going to make finding a parking spot for some events an issue. Plus, there will be construction vehicles taking up even more while the new club is under construction. To help with parking, Charles said the club would have their employees part by J.R. Grill and then be shuttled to the club and back. This would free up approximately 20 parking spots for guests. Also, Charles asked the Board if they knew who owned property at the top of the hill leading down to the lake. It's just a thought right now, but, Charles said the club would be willing to look into working out an arrangement with who owns the land for the club to use that land as a temporary parking lot. The Board would like to help the club and is going to look into this and get back to Charles.

- iii. Charles said the foundation of the club is sound and it can be used again. So the plan is to rebuild using the existing foundation. The plan for the new club is to expand it possibly on the patio side and by the pro shop side. And the club will be on one floor .. plus the basement. There are no plans to build a two story club. With the proposed expanding of the club, the club will have to provide additional parking spaces. The club will be looking at all possibilities for expanding available parking spots, which include land that they own.
  - iv. Charles stated that the club has hired an architect to develop the plans for the new club. He did not say who the architectural firm was, but, he did state it was a local firm.
  - v. Charles stated that the temporary tents should be installed by the third week of April. There is an issue right now as to whether or not the tent can handle a large amount of snow. So it's a possibility that the tents will have to come down sometime around December.
  - vi. Charles stated that the club will be putting an athletic facility in the cart barn for the members to exercise.
  - vii. The Community Association Board accepted the bid from Reliable Lawn for this year's lawn service.
  - viii. The Community Association Board also accepted the bid from Just Gardens to do the flowers this year.
  - ix. The question of fixing up the Community Association tennis courts came up again. Instead of voting to fix the tennis courts or to replace them, it was decided to form a committee to look into what it would cost to fix them and how much it would cost to replace them. And how long would they last if they were fixed or were replaced. Mike Juergens is heading the committee and will have information for the Board at the next Board meeting.
  - x. It is possible that a speed trailer might be set up again in Oak Pointe this summer.
- 4. The Board would like to remind you that Jim Stratton has set up a web site for the Villas. The following is the procedure for getting into the new web site. The URL for our new website is as follows: <http://villas-of-oakpointe.net/index.html> Either use the Ctrl Key plus click to follow this link, or, cut and paste into your Web Browser. When you bring it up, you will need to type in limpy38 as the user name, and, freedom (lower case) as the password. Be sure to check the Remember My Password Box. Should you have any difficulty getting to the Villas web site, please contact Jim and he will be happy to help you.
- 5. If you want an email address on the new Villas web site, please send Jim Stratton a note with a user id you want to use and also a password. Once again, should you have any questions, please contact Jim.
- 6. The Board has received a few calls and complaints of vandalism and mischievous activity happening in the Villas. If anyone sees any mischievous activity anywhere in the Villas, you should report it to the police right away with as much detail as you possibly can to help aid them.
- 7. Since our main source of light at night in our neighborhood is our garage lights, it is very important that you change your garage lights as soon as you can when they burn out.
- 8. Tom Schall has volunteered to resurrect and head the Landscaping Committee. Tom spent 15 years working at Oak Point as Director of Golf Course Maintenance. Tom

currently works at Oakland University Golf and Learning Center in Rochester as the Golf Course Superintendent.

9. The Villas Annual Meeting will be held on April 26<sup>th</sup> at the Genoa Township Hall. Check in will be at 6:30 and the meeting will start at 7:00 and run no later then 8:00.
10. The Board will be looking into having someone take a look at the asphalt for any minor repairs and the filling of cracks.
11. Financial Reports for March 2007 were reviewed. Combined assets total \$112,840.96 as of the end of March.
12. The next meeting will take place at 6:30 on May 14<sup>th</sup> at Dave Patterson's home.
13. The meeting was adjourned at 9:00 PM.