

**Villas of Oak Pointe  
Board of Directors Meeting  
August 13, 2007  
6:33 PM – Heidi Schall's House**

**Meeting Minutes**

Attendees: D. Patterson, J. Poissant, H. Schall, R. Jones, T. Schall, S. Cope and Carol Cameron

1. The meeting was called to order at 6:33 pm.
2. The Board accepted the minutes for the Board Meeting on July 16, 2007 subject to the revision of the outcome of the voting to amend the bylaws discussed further below.
3. Committee Updates:
  - a. Boat:
    - i. Nothing to report.
  - b. Social:
    - i. The Block Party scheduled for Aug 5, 2007 was cancelled due to inclement weather. The Social Committee incurred a small loss on costs incurred that could not be avoided.
    - ii. The events planned for the remainder of the year are:
      1. Golf Outing – September 9, 2007
      2. Wine Tasting/Making Party – October 29, 2007
      3. Holiday Party at Lakelands CC – December 8, 2007
  - c. Community Association
    - i. The OPCA annual meeting will be on September 19, 2007 at the Genoa Township Hall.
  - d. Landscape
    - i. The Committee is continuing to explore alternatives for the handling of storm water.
    - ii. The Board approved a contract to remove dead plants and place fresh mulch on the islands.
    - iii. The contractor will continue to catch and remove muskrats until there is no further evidence of muskrat activity.
  - e. Bylaws:
    - i. When the Villas' attorney reviewed the results of the ballots for the proposed changes to the Bylaws, it was noted that there were 11

Homeowners who were delinquent in the payment of their Association dues and were not, therefore, eligible to vote. A two-thirds majority of eligible homeowners is required to pass an amendment to the Bylaws. Therefore, 60 affirmative votes were required to pass an amendment. The revised results of the balloting are:

ii.

1. Ballot Item #1:	76 Yes;	5 No
2. Ballot Item #2:	73 Yes;	8 No
3. Ballot Item #3:	60 Yes;	21 No
4. Ballot Item #4:	72 Yes;	9 No
5. Ballot Item #5:	66 Yes;	15 No
6. Ballot Item #6:	23 Yes;	58 No

iii. Since 60 affirmative votes are required for passage, Ballot Items #1, #2, #3, #4 and #5 passed. Ballot Item #6 did **NOT** pass.

iv. A copy of the ballot is attached.

v. 84 ballots were cast out of a potential of 101. One ballot was invalid because it was not signed. Two ballots were invalid because the Homeowners were not eligible to vote. 81 out of 90 eligible homeowners voted.

4. Pond #1:

a. The fountain needs to be repaired.

5. Homeowners have complained to the Board about golfers parking their cars on Moret Ct near the driving range. This creates a hazardous condition since pedestrians frequently cross this street and there is considerable traffic entering the Villas. The Board is exploring ways to discourage parking in this area.

6. The Board passed two resolutions adopting Rules & Regulations regarding:

a. Assessment & Collection of Fines.

b. Exterior Painting.

Copies of these resolutions will be mailed by Kramer-Triad to each Homeowner and posted on the Villas' website.

7. The Board reviewed the Financial Reports for July, 2007. The Association's total assets were \$88,979 as of July 31, 2007.

8. The next meeting will take place at 6:30 pm on September 10, 2007 at Dave Patterson's house.

9. The meeting was adjourned at 9:03 pm.

**VILLAS OF OAK POINTE  
WRITTEN VOTE (BYLAW AMENDMENTS)**

Pursuant to Article XI, Section 8 of Condominium Bylaws of Villas of Oak Pointe, I, the undersigned, do hereby cast my written vote as shown below relative to approval of the six (6) proposed amendments to the Condominium Bylaws. I understand that the quorum for action is 36 voting members: the maximum number of affirmative votes needed for the proposal to pass is 68 votes (2/3 of all co-owners entitled to vote), and that all written votes must be submitted to the Association by **JUNE 29, 2007**. When submitting your vote by mail, please postmark at least five (5) days prior to the deadline date to ensure timely delivery. Please mail to Ron Jones, Kramer/Triad Management Group, 3131 Professional Drive, Ann Arbor, MI 48104.

DATED: \_\_\_\_\_, 2007

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(name)

\_\_\_\_\_  
(Unit no.)

\_\_\_\_\_  
(address)

**VOTE #1**

\_\_\_\_\_ I approve of the Proposed Amendment to Article VII, Section 3 of the Condominium Bylaws allowing patio/deck furniture and grills to be stored on the patio/deck year round and requiring trash and rubbish to be stored in garages until trash pick up.

\_\_\_\_\_ I do not approve of the Proposed Amendment to Article VII, Section 3 of the Condominium Bylaws allowing patio/deck furniture and grills to be stored on the patio/deck year round and requiring trash and rubbish to be stored in garages until trash pick up.

**VOTE #2**

\_\_\_\_\_ I approve of the Proposed Amendment to Article VII, Section 4 of the Condominium Bylaws that clarifies that co-owners must park second vehicles in the driveway appurtenant to their unit and not on the streets.

\_\_\_\_\_ I do not approve of the Proposed Amendment to Article VII, Section 4 of the Condominium Bylaws that clarifies that co-owners must park second vehicles in the driveway appurtenant to their unit and not on the streets.

**VOTE #3**

\_\_\_\_\_ I approve of the Proposed Amendment to Article VII, Section 5 of the Condominium Bylaws that sets a standard color for "For Sale" signs and increases the allowable size to 4 square feet.

\_\_\_\_\_ I do not approve of the Proposed Amendment to Article VII, Section 5 of the Condominium Bylaws that sets a standard color for "For Sale" signs and increases the allowable size to 4 square feet.

---

**VOTE #4**

\_\_\_\_\_ I approve of the Proposed Amendment to Article VII, Section 7 of the Condominium Bylaws that clarifies that General Common Elements cannot be obstructed.

\_\_\_\_\_ I do not approve of the Proposed Amendment to Article VII, Section 7 of the Condominium Bylaws that clarifies that General Common Elements cannot be obstructed.

---

**VOTE #5**

\_\_\_\_\_ I approve of the Proposed Amendment to Article VIII, Section 15 of the Condominium Bylaws that clarifies that temporary basketball hoops must be stored during seasons when not in use and allowing portable playscapes in rear yards also with the proviso that they be stored during seasons when not in use.

\_\_\_\_\_ I do not approve of the Proposed Amendment to Article VIII, Section 15 of the Condominium Bylaws that clarifies that temporary basketball hoops must be stored during seasons when not in use and allowing portable playscapes in rear yards also with the proviso that they be stored during seasons when not in use.

---

**VOTE #6**

\_\_\_\_\_ I approve of the Proposed Amendment that will add to Article VIII of the Condominium Bylaws a new Section 22 that provides a fund (not to exceed 2% of the annual budget in total) from which co-owners will be paid at the end of the year for damages above \$250 to homes and vehicles from errant golf balls, either in full or prorata with all other claimants during the year to the extent of the fund balance.

\_\_\_\_\_ I do not approve of the Proposed Amendment that will add to Article VIII of the Condominium Bylaws a new Section 22 that provides a fund (not to exceed 2% of the annual budget in total) from which co-owners will be paid at the end of the year for damages above \$250 to homes and vehicles from errant golf balls, either in full or prorata with all other claimants during the year to the extent of the fund balance.

---

**NOTE: THIS SPECIFIC PROXY MUST BE EXECUTED BY THE DESIGNATED VOTING REPRESENTATIVE FOR THE SUBJECT UNIT, OR IN THE ABSENCE OF SUCH DESIGNATION, ALL OWNERS OF THE SUBJECT UNIT.**

Only one vote is allowed per unit.

**PLEASE BE SURE TO SIGN AND DATE THIS FORM!**