

Villas of Oak Pointe Board Meeting Minutes August 21, 2019

Present: Betsy Lee, Carlene Reinhold, Lou Ann Goldblatt, Linda Roose, Rob Fitzroy, (committee's Barb Sullivan, Jack Sawka)

Call to Order 6:07pm

Agenda approved by BOD

Minutes available for July meeting on Villas website

Committee Reports:

Barb Sullivan, Modification comm. 3 submitted since last board meeting

Jack Sawka, Boat comm. 61 homes with 85 certified boat users. BOD accepts amendments to Villa Boating Documents. Linda Roose to complete, presented to co-owners next year

Lou Ann Goldblatt, Social Comm. upcoming event in Oct. paint and sip at studio in Brighton 10/10, cooking classes at Club being investigated.

Landscape: nothing to report

Old Business

Review of Allied paving project: Completed with exception of hot tar crack repair to take place 8/23. Allied did impressive job. Final invoice \$156,598.25 approved by BOD for payment when received by TH. Payment by Frank Vivio of \$1280 for additional requested work will be invoiced by TH and added to Vivio account. Payment of \$1701 for curb replacement in MHOG driveway off Versailles to be shared by the Villas and MHOG(Genoa Twp water dept). MHOG to be invoiced by TH for \$850.50 attention Greg Tutara.

Remediation repairs post paving to be completed by Spicher Services; quote accepted by BOD TBD between \$565 and \$730 depending on work requirements. To be revisited as project unfolds.

Filbert Gate: Signs have been ordered will be placed by Rob Fitzroy reading No trespassing, No motorized vehicles. Boulard post has been ordered and ETA with in next 2 weeks, To be placed by Rob Fitzroy by direction of fire dept. Carts still coming through Thomasson yard. This is not a Villas easement, Carlene Reinhold to reach out to Thomasson's to request they close that open space.

Mail box cleanup, work order has been placed with TH to begin after Labor day.

6th Amendment of Master Deed of the Villas completed by TH and is ready for vote from entire association. Amendment allows for ability to enforce documents, allows abatement, cost recovery and consent judgement. Will be issued for vote starting September 19, 2019 through proxy and attendance vote to be completed by in or around Oct. 16th.

Informational meeting will take place on 9/19/2018 at Oak Pointe County Club. Email to be sent by Betsy Lee in eblast to association co-owners to explain.

Status of letter sent 8/1/2019 to Mike Boisvenu (lot 6) co-owner in violation of water flow in back yard. Mr. Boisvenu's response was verbally abusive to TH staff, stating this wasn't his responsibility when it in fact is. Investigation by Lou Ann Goldblatt into Genoa Twp violation of code.

CD in amount of \$100,000 was moved into checking with \$500 penalty for early with drawl, total \$101,953.41. To be used for paving project.

ATT payment of \$9,600 for last year's usage still not received and continues to be investigated for rental use of our water tower. They paid Genoa Twp on 12-1-18 \$11,040. Looking into why it is different.

New Business

Leak in guard house was repaired by Brutell Roofing, awaiting quote on complete roof replacement before requesting other bids. Concern over timing and funding for this project should it become emergent.

Leaning tree in yard of Burke Lange (lot 10) inspected by West Side Forestry and determined that tree is not falling and is not responsible for damaged retaining wall. Quote in excess of \$1100 and determined by BOD that this work is not necessary and will not be paid for by the association based on professional assessment. A letter will be sent by TH to the co-owner stating BOD decision.

Walking path: tabled for future

Snow plow bids: Per Linda Roose bids sent to CBA, Evergreen, not Beauchamp. Received bid from Evergreen and outrageously high. Beauchamp to be contacted by Kelly from TH. Beauchamp current and preferred provider.

Carlene noted fallen tree on Moret Ct. Rob will remove, completed 8/23 by TH.

Financial review: Late payment review for co-owners, phone calls to be made to the 3 outstanding by TH. Linda Roose stated concern over budget YTD and suggestions to control. Discussion over selected items in budget. Discussion over Beauchamp lighting project unpaid, invoice not received yet by TH. Lou Ann to call Beauchamp.

TH Management Report: review of open items . Brett Ellis to approve all pond work orders and invoices through Carlene Reinhold.

Discussion regarding BOD's desire for more timely updates on pending projects, bids, seems to be gaps in project management. TH stating agreement of contracted hours by prior BOD when entering contract with the Villas, this BOD unaware of such. Discussed how this could be managed better going forward by both parties as transition from KT to TH continues to evolve.

Meeting adjourned 9:00 pm