

**Villas of Oak Pointe
Board of Directors Meeting
February 16, 2010
6:30 pm –Bea Flanigan House
Meeting Minutes**

Attendees: D. Patterson, Fred Kulka, Ron Jones, Bea Flanigan. Tony Fiorillo, Mary Sechrist

The meeting was called to order at 6:35 pm.

1. The board accepted the meeting minutes from January 11, 2010.
2. Home Owner Issues:
 - a. Violations Reporting: Many of the homeowners have been coming to the board members to report apparent violations of our by-laws. Although the board is interested in feedback from the community, the proper venue for reporting violations is to go thru Kramer-Triad. The link is now on the Villas web site.
 - b. Communications/Water Tower: Tony Fiorillo, representing Duane Copeland, presented each member of the board with a copy of the pending legal action being taken to prevent the cell phone carriers from utilizing the Genoa Township water tower. Mary Sechrist was also present to show her support of the legal action.
 - c. Community Association: The Oak Pointe Community Association (OPCA) met on February 18, 2010. The primary topics for discussion were the stability analysis results for Club Drive road bed and boundary issues pertaining to Oak Pointe Home Owners Association (OPHOA), other associations and OPCA.

The stability analysis performed by the Engineering Company, PSI, indicated that there are issues with the condition of the road bed that should be addressed. Primarily, two avenues were discussed to address the problems. The next step is to obtain quotes from civil engineering companies that would provide direction and oversight for the project.

The concerns voiced by OPHOA about questionable association boundaries is to be addressed by an ad hoc committee to study existing documentation from the developer and the township defining the areas in question. The reason for the concern is that the cost of maintaining these areas affects the budgets of each association involved.

- d. Annual Meeting: Just a reminder, the next annual meeting will be May 11, 2010. There will be one or two vacancies on the Board. If you are so inclined to fill one of these position, please let us know and submit your name for consideration.
3. Property Manager's Report: Trees are to be trimmed along the walking paths and at the entry at the gate house. The large tree on the south side of pond 4 will also be trimmed and pruned with hopes of saving it.

The next Board of Directors meeting will take place at 6:30 pm on April 6, 2010.

The meeting was adjourned at 7:44 pm.

Fred



It's time once again to check those garage lights. For security reasons it is recommend that a minimum 60 watt or 60 watt equivalent bulb be used to keep your areas well lit and secure.