

Villas of Oak Pointe
Board of Directors Meeting
February 12, 2015

Attendees: John Berkaw, Larry Jannon, Jon Evenson, and Ron Jones

- I. Call to Order:** Meeting called to order at 10:05 A.M.
- II. Approval of Minutes:** Minutes of January 12, 2015 were approved by the Board members.
- III. Home Owner Concerns:**
 - A.** Ron Jones was asked to follow up with homeowner concerns related to snowplowing on LeBlanc Ct and Quebec Ct. Pictures were provided that show some driveways are being excessively blocked by ice and snow.
 - B.** A Villas resident questioned why the boat insurance has grown significantly over the years. The Board had investigated the use of another insurance carrier over the past month and was unable to find a carrier to insure the boats. Budgeted cost for 2014 is \$4,200.
 - C.** Ron Jones was asked to investigate the cost of adding Villas resident volunteers to our Workers Compensation insurance policy.
- IV. Open Issues:**
 - A.** A bid of \$6,600 was provided to the Board from Advanced Underground Inspection to address issues with catch basins in the Villas. Ron Jones was asked to obtain another bid to ensure all work is necessary and the appropriateness of the contract amount.
 - B.** Pond Committee Discussion: Bubblers are operational in pond #1 to keep the pump from freezing.
- V. New Business:**
 - A. Water Tower Painting**
 - a. John Berkaw conducted a survey of Villas residents for their opinion on color options for the water tower, which will begin to be painted in April, 2015.
 - i. The cost of including an Oak Pointe logo on the water tower is \$14,800, which works out to an annual cost of \$0.82 per year over the next 20 years (expected life cycle of the paint).
 - ii. With 70% of all Villas residents responding, 84% preferred option 1 (tweed color with white Oak Pointe logo), 7% preferred option 2 (tweed without logo), and 9% preferred option 3 (remain white).
 - b. John Berkaw drafted a resolution (attached) to provide a recommendation to Genoa Township that identifies the color preference of the Villas residents.
 - c. John Berkaw attended the OPCA meeting on 2/11 to solicit feedback from the other OPCA homeowner associations. John is awaiting feedback.
 - d. The Genoa Township Water and Sewer Board will be meeting on 3/16/15. John will attend to lobby for the preference of the Villas residents.
 - B.** Ron Jones was asked to coordinate a date for the Villas Annual Association meeting with Oak Pointe Country Club. Subsequent to this Board meeting, a date of 4/14 at 7:00 pm (sign-in starts at 6:30) was confirmed.

VI. Committee Reports.

A. Boat Committee.

- a. Larry Jannon is working with Wilson Marine to resolve billing issues. Recently, the Villas received the correct invoices for the pontoon boats. Winterization and repair costs for the ski boat are still under review.

B. Social Committee.

- a. Nothing new to report.

C. Community Association

- a. OPCA has approved replacing the Oak Pointe sign at the entrance on Brighton Rd. The cost will be covered by the insurance of the driver who caused the damage to the sign. Creative Performance Resources has been requested to move forward with the replacement.

VII. Property Manager Financial Report: Nothing new to report

VIII. Schedule Future Meeting: The next Board meeting is scheduled for March 17, 2015 at 4:00 in the OPCC Pub.

IX. Adjournment. Meeting was adjourned at 11:06 A.M.

Resolved, that the Board of Directors of the Villas of Oak Pointe Association has considered many alternative renderings for the painting of the water tower located within the Oak Pointe Community and has unanimously decided to recommend to Genoa Township that they approve the painting as shown on the attached rendering with the gray tweed and white logo.

As background, the board consulted with a resident of the Villas of Oak Pointe, Alyce Rieminschneider, a nationally recognized architect familiar with these issues. She recommended the logo and color scheme on the rendering. She said the contrast between the strength of the bold tone and the delicacy of the logo will make the water tower quite unique and will complement very well with the design and colors of the homes and landscaping within the Villas. The Villa's board of directors surveyed its residents on February 8th and asked them if they would prefer (1) the painting as approved at the Genoa Township board meeting on February 2nd or (2) the painting of the water tower with the logo acknowledging that the incremental annual cost of adding the logo would be \$.82 per resident over the estimated 20 year life of the painting. 70% of the residents responded with 84% recommending the proposed logo and color scheme.

The board believes that the additional \$14,800 cost to paint the logo is relatively nominal considering the positive impact that it will have on the community. Oak Pointe is not only the community in which we live, but it is also the name of the water and sewer district served by the water tower.