

Villas of Oak Pointe Association
Board of Directors Meeting
Thursday February 14, 2019
Oak Pointe Country Club

Minutes

Attendees: Larry Jannon, Jon Evenson, Lou Ann Goldblatt, Kristen Zahr (Kramer Triad)

1. Called to order 10:30am
2. Minutes of December meeting were approved. Minutes for November meeting will be summarized and sent to Kristen from Larry.
3. Homeowner concerns: None stated
4. Open Issues: Management Report
 - A. Action Item 2: Walk through with Allied paving on March 19 will also include front entrance road which is worsening.
 - B. Action item 5: New boating policies will be signed in the spring by all owners in the Villas and returned to Jack Sawka.
 - C. Action item 6: Key access system for marina area has been removed from the actions.
 - D. Action item 13: Concern was voiced about how blocking the cart path adjacent to the tennis courts may affect the opinion in the community. To be discussed again.
5. Financials:
 - A. January financials not available today but will be forwarded next Monday (18th) from Kristen to the BOD. Discussion on reserve funding which will be corrected to balance by end of February.
 - B. Kristen has resolved the Detroit Edison bill and they are sending us a check for \$12,609.22.
 - C. Westside Forestry has returned the Villas over payment of \$1350.
6. Committee Reports:
 - A. Boat Committee: Issues on AP with Mac Marine because of their outdated format of billing invoices. This has been discussed with the owner and all billing will have to be walked through the KT system to receive payment. Owner seemed uninterested in reformatting his billing. The Four Winns will probably market better launched, which will take place in early May. Board will continue search for a replacement 18' outboard.
 - B. Landscape committee: Needlecast spray will be completed in May and June for Range tree line. A program will be offered to individual homeowners as well. Jim Linneger called to ask if a large spruce in his yard could be removed because it looks dead. We will revisit this as the weather improves.
 - C. Social Committee: Dec. 14th 2019 Christmas party date
 - D. Safety Committee: nothing to report
7. New Business:
 - A. Filbert Emergency Entrance: Discussion over letter from Fire Chief and the requirements for this area will be submitted to legal counsel for review by Kristen. Cost estimates were reviewed by the Board and concerns were raised over the necessity for such a gated area

and the impact on neighbors in close proximity. Board concern for providing the safest access in case of fire was noted. This will be treated as an urgent item.

- B. Annual meeting will be held 6pm on April 9th at Lakeside room at Oak Pointe. Kristen will confirm date after discussion with Jessica.
- C. Jon will ask for volunteers for the Sunshine committee in his Board update that will go out this week. We need a packet with info and a nice welcoming gift.
- D. Board did share with Kristen Zahr that they are conducting due diligence for an alternative property management company but are very pleased with her professional, timely and organized style. Kristen has been a breath of fresh air from KT.
- E. Next board meeting will be March 19th at 10am followed by the road walk thru with Allied Asphalt, Kristen Zahr and the BOD.

Meeting adjourned 11:50am