

**Villas of Oak Pointe
Board of Directors Meeting
January 11, 2010
6:30 pm – Kulka House
Meeting Minutes**

Attendees: D. Patterson, Fred Kulka, Ron Jones, Jerry Poissant, (Bea Flanigan unable to attend)

The meeting was called to order at 6:30pm.

1. The Board accepted the meeting minutes from October 23, 2009.
2. Updates:
 - a. Boat: Nothing new to report
 - b. Social Committee: Receipts were submitted to cover the remaining open items from the previous year. It must be reiterated that receipts are required for all budgeted expenses for any activities of the committee. They should be submitted in a timely and orderly fashion to facilitate reimbursement. Any expenses that may exceed the budget require approval by the board **prior** to committing to the override.
 - c. Community Association: The OPCA will not meet again until mid February.
 - d. Landscape: Trillium Inc. installed the Christmas lights at the gatehouse and the trees on the boulevard. Let us know if you have any comments about them or have any further suggestions for next year.

The trees and shrubs that are encroaching the walking paths throughout the community are to be trimmed and cleaned up when the weather permits prior to spring.

- e. Communications/Water Tower: Jerry Poissant came to update the board on the negotiations between the residents on Moret Ct. and the association regarding the construction of the cell phone antenna equipment buildings. The area in question is on association land that is designated for use by utilities. It is adjacent to the water tower.

As you may recall, Verizon and AT&T approached Genoa Township requesting a location for additional cell antennas in order to improve reception

in the entire area. Since the township dictated that existing structures must be used wherever practical, the water tower was the logical choice.

Some of the residents on Moret Ct. have objected to the construction of the necessary equipment building that is required and have chosen to take legal action to prevent the construction. After months of negotiating, we are at an impasse. Our legal counsel has advised us that we have every legal right to permit this constructing. The building is designed to blend into the architecture of the surrounding area, similar to the half way house on the golf course.

Also note that one of the benefits of allowing this construction is that the association will receive \$19,000.00 per year for leasing this property. This will greatly improve our reserve fund that is required for major projects in the future. (street paving, etc.).

The board once again voted to go forward with this plan. The proposed construction will be the same as the one presented to, and approved by, the Genoa Twp. Planning Commission.

- f. Utility Easements Pond #1: The master deed has been amended to indicate the new drainage pipe locations. Surveys and drawings of the easement were completed by Boss Engineering and have been filed with the township on the master deed. Necessary electrical permits have been approved and filed.
- g. Pond Winterization: The fountains have been removed and the air max systems are set for the winter. It was necessary to drain Pond #2 to lower the water level to ward off any potential of future flooding. Since one of the fittings was frozen, an external pump was required to do the job.
- h. Budget: The 2010 budget was extensively reviewed and approved with emphasis on improving the appearances of the common areas.
- i. Annual Meeting: The next annual meeting will be May 11, 2010. There will be two vacancies on the Board so if you have any thoughts of filling one of these position, please let us know and submit your name for consideration.

The next Board of Directors meeting will take place at 6:30 pm on February 16.

The meeting was adjourned at 8:30pm.

Be sure to check your furnace filters to keep your heating system running smoothly and efficiently, saving both energy and money!

Happy New Year!!

Fred