

Oak Pointe Villas Association
Board of Directors Meeting
January 15, 2013 10:00 A.M.

Attendees: Susan Cope, Robert Harvey, Larry Jannon, Ron Jones

1. Call to Order: Meeting called to order at 10:03 A.M.

II. Approval of Minutes: Minutes of November 28, 2012 were approved. Mr. Harvey will send all electronic copies to John Evenson to place on website.

III. Home owner Concerns:

- A. Proper lighting at the “Guard House” entrance building was discussed. The circuits that are used for lighting the building and any decorations (Christmas lights) are poorly designed and need to be reconfigured. The board approved Ron Jones to obtain quotes by a licensed electrician for this work.
- B. The board discussed the Christmas lights that were used for decoration at the entrance this year. There were several complaints from homeowners about the lights not working and generally of poor quality. The board felt that the lights should be upgraded to an LED type next year. Ron will obtain estimates so they are included in budget planning.
- C. There was a discussion on people soliciting in the neighborhood in violation of Villa regulations. The board felt that this must be strongly discouraged and residents should report it to Kramer Triad if possible.

IV. Open issues:

- A. The Board discussed Cell Antennae issues: Lease and easement agreements have been signed on behalf of the Villas pending being notarized. Construction has begun. Any issues with the project that directly affect a resident should send to the Township Supervisor – Gary McCrarie. The board expects the first payment for rent sometime in March 2013.

V. New Business

- A. **Approve 2013 -2014 Budget:** The board reviewed the proposed budget. The board added \$2800 dollars for the gate house for any future costs for repair. The budget was approved.
- B. **Oak Pointe Country Club Membership:** The board discussed a concern on Oak Pointe Country Club membership

VI. Committee Reports.

- A.** Boat Committee: A commercial account with Wilson Marine will not be feasible. Invoices for any work done will continue to be submitted and paid in the usual manner. The board discussed costs for their share of treating weeds in the lake.
- B.** Social Committee: No report
- C.** Community Association. No Report
- D.** Architectural Committee. The Board signed off on paint/roofing requests that had been previously approved by Mr. Harvey.

VII. Property Manager Financial Report: Ron Jones presented report.

VIII. Schedule Future Meeting: Next meeting scheduled for February 19, 2012 at 10:00 A.M.

IX. Adjournment. Meeting was adjourned at approx. 11:47 A.M.