

**Villas of Oak Pointe
Board of Directors Meeting
July 27, 2010
6:30 pm - Oak Pointe Country Club
Meeting Minutes**

Attendees: Fred Kulka, Bea Flanigan, Susan Cope, Ron Jones, many residents.

- I. The meeting was called to order at 6:55 pm.
- II. The meeting minutes from June 10, 2010 were approved with corrections. The corrected minutes will be sent to the Villas website.
- III. Home owners concerns: Konrad Konitszke expressed concerns about cars going too fast on Moret Court and asked that a stop sign be installed at the Moret Court/Villa France intersection. The cost of installing a stop will be investigated before a decision is made. Frank Hauser expressed concerns about the condition of the walking paths.

IV. Open Issues

A. Communications / Water Tower

Susan Cope indicated that the survey concerning revision to the wording of the bylaws pertaining to utility easements had not been completed yet so no results could be shared at this point.

B. Upkeep on Ponds

Working with "the Pond Guy" to determine the treatment for the algae problems continuing on Pond #5. The algae has clogged the fountain twice now and needs to be more aggressively addressed. The start and stop times for the fountain on pond #5 continues to be an issue. Susan Cope has agreed to act as a mediator in an effort to resolve this issue.

C. Entrance Sign Refurbishing.

The sign rebuilding was more extensive than originally anticipated and will require more time to repair. We are waiting for new promise date.

D. Asphalt Repairs:

Quotes are now in to evaluate the costs for crack filling, asphalt repair and ultimately sealing. Specifications are needed for estimates.

E. Architectural Review Committee:

The merits of an Architectural Review Committee were discussed. Susan Cope presented a proposed charter for the committee. Shingles: Many of the residents who had the organic flat shingles are facing the need for replacement. There is a class

action law suit for these shingles that you may be eligible for. An e-mail was sent out earlier with the details. The board has voted to allow any shingle color in the current palette on any house. Any shingle replacements will still require a modification request to be approved by the board prior to the work being done.

V. New Business

A. Software Purchase

Jim Stratton indicated that he no longer needed to purchase new software to keep the Villas website up to date. The Board agreed Jim should be permitted to put whatever he deems appropriate and necessary on the Villas website.

VI. Committee Reports:

A. Boat Committee:

To date, three props have required repair. Paul Stanko has requested that we remind the boat users to please be sure that the boat gas tanks are left at half full upon your return.

B. Social Committee:

The annual block party was cancelled due to bad weather. The food that had been purchased was donated to the Gleaners. The social committee is looking for volunteers to help with the annual golf outing scheduled for September 26th. The Christmas Party is scheduled for December 11, 2010.

C. Community Association:

There was no meeting for July. The next meeting is scheduled for August 19th.

The pertinent items discussed at the last meeting were the following;

- i. The Oak Pointe tennis courts have again been repaired and resurfaced.
 - ii. There is ongoing discussion between OPCA and OPCC about the actual location of boundaries of lands owned by both OPCA and OPCC.
 - iii. A portion of the hillside behind the clubhouse has been reshaped and seeded to improve the appearance and facilitate grass cutting.
 - iv. OPCA is in the process of consolidating all of the rules pertaining to guidelines of conduct within the Oak Pointe communities. When completed, they will be distributed to the Villas residents.
- a. Concert in the Park: A proposal has been made by the Villas of Oak Pointe that the Oak Pointe Community Association sponsor a Concert in the Park to held on

August 15th between 5:30 and 7:30. The Livingston County Concert Band will perform. Collections will be made to help defray the cost.

The meeting was adjourned at 8:57 PM.

The next Board of Directors meeting will take place at OPCC at 6:30 PM on September 14, 2010.