

Oak Pointe Villas Association Board of Directors Meeting

July 17, 2017

Oak Pointe Country Club

Minutes

Attendees: John Berkaw, Becky Libler, Bob LaGanke, Joe Gebhardt (Kramer-Triad),  
Hank Budesky, Larry Jannon, Jerry Poissant

- I Meeting called to order 10:00 A.M.
- II Minutes of the June 9, 2017 meeting approved.
- III Homeowner Concerns:
  - a) Gate/Path Concerns:
    - i) Gasoline powered golf cart and a motorized silver scooter (all driven by young non-residents) continue to enter from Filbert thru gate/path on Quebec. As the traffic increases, concern about noise level, potential accidents, personal injury, and liability has escalated.
      - (1) Safety Officer Hank Budesky reported speaking directly with the group of boys previously identified as driving recklessly thru the community and has noted improved behavior following contact. He also presented information on Michigan Public Act 300 governing use of motorized golf cart, motorcycle, mobility device or low speed vehicle, which can also be enforced on private roads. Livingston County has two officers who deal with enforcement countywide.
      - (2) Board moved to establish an ad hoc committee ( Jerry Poissant, Hank Budesky, Bob LaGanke) charged to:
        - (a) Work with Oak Pointe Community Association (Bruce Wilcox) to fully understand the current rules and regulations regarding motorized golf carts, etc. in Oak Pointe.
        - (b) If rules are appropriate, contact the Sherriff's Dept. regarding their ability to enforce those rules, especially if we can provide video evidence of the unlawful behavior.
        - (c) Seek legal opinion on liability issues.
        - (d) Evaluate insurance coverage for liability exposure.
        - (e) Report back to the Board with recommendations.
    - ii) Snow removal: Board requested quotes on clearing all the paths and just the gate path to determine feasibility of keeping walking paths open for use in the winter months.
  - b) Sprinkler Damage: 4486 Quebec requested reimbursement for repair to sprinkler damaged by curb replacement. Joe Gebhardt will seek reimbursement for the resident for the damages caused by the contractor.
  - c) Storm Drain: 4512 Villa France experienced heavy flooding when the main drain that connects four individual home's storm drains became clogged and caused potentially serious flooding issues for a homeowner. Board approved reimbursement of resident's expense for cleaning that drain.
- IV Open Issues:

- a) Muskrats: A total of 10 muskrats have been removed from the ponds to-date. No recent sightings of muskrats and Joe Gebhardt will stop the service contract provided at least 6 muskrats have been removed from Pond 3.
- b) Cattail Removal: Pond 5: residents request that all cattails and other growth be removed, Pond 3: residents want the cattails that are left to grow further and don't expect that any cattail removal will be required for about 5 years.
- c) Front Entrance:
  - i) Mulch/ flowers completed.
  - ii) Sign refurbishment not yet completed, changed vendor from P. Eichinger to Big Bore Signs.
  - iii) Work orders have been issued for repairs to pump pond #3 and #4, and pin prick hole in copper piping near guardhouse.

#### V New Business:

- a) Pond Fountains:
  - i) Pond 5 not working correctly, follow-up requested.
  - ii) Request to change the pond fountain times to 10 AM-10PM denied, active fountain time will remain 9 AM-PM.
- b) Paving: Allied to send quote for crack fill, sealant, and pathway. Anticipate service in August when they complete work for Oak Pointe community and Oak Pointe Homeowners. Joe Gebhardt will contact Allied and have them repair the asphalt damage on Villa France Dr. without cost to the Villas.

#### VI Committee Reports:

- a) Boat Committee:
  - i) All pontoon carpets to be cleaned July 18<sup>th</sup>. Discussed probable need to replace the Harris carpeting, probably with vinyl.
  - ii) Mooring cover on Little Ben has deteriorated; will explore options for repair/replacement.
  - iii) It was alleged that some household members who are not authorized registered boat users operated the boats, and, in some cases, with no authorized registered boat user present. Larry Jannon will investigate further and report back to the Boat Committee if the allegation is confirmed.
- b) Social Committee: no report
- c) Safety Committee:
  - i) Concern about trees on Club Drive left-hand side blocking view. Request they be cut back to allow clear viewing.
  - ii) Complaint received concerning a neighbor's outside camera surveillance intruding on a resident's privacy. Current law does not provide options for resolving this potential invasion of privacy issue. Kramer-Triad representative will provide sample wording for handling this issue by another Association. The Board will consider adopting similar wording in a new Villas Rule.
- d) Pond Committee:
  - i) Some cattail debris from last Winter's cutting are still in Pond 3. Joe Gebhardt was requested to have the vendor remove that debris as they were expected to do when they did that work.

- ii) See IV Open Issues for other pond concerns.
- e) Tree Committee:
  - i) Discussion of plan components and implementation options tabled to next meeting.
- VII June Financial Report: NA
- VIII Next meeting: TBD
- IX Meeting adjourned: 1:20 P.M.