

Villas of Oak Pointe
Board of Directors Meeting
July 16, 2007
6:20 PM – Jerry Poissant’s House

Meeting Minutes

Attendees: D. Patterson, J. Poissant, H. Schall, R. Jones, T. Schall, P. McClelland, S. McCririe, S. Cope and Carol Cameron

1. The meeting was called to order at 6:20 pm.
2. The Board accepted the minutes for the Board Meeting on June 18, 2007.
3. Committee Updates:
 - a. Boat:
 - i. Nothing to report.
 - b. Social:
 - i. The Golf Outing on May 6, 2007 was actually profitable. The Social Committee plans to use those profits to do a few new things at the Block Party.
 - ii. The events planned for the remainder of the year are:
 1. Block Party - August 5, 2007
 2. Golf Outing – September 15, 2007
 3. Wine Tasting/Making Party – October 29, 2007
 4. Holiday Party at Lakelands CC – December 8, 2007
 - c. Community Association
 - i. Villas residents are requested to **NOT** place “For Sale” signs or “Open House” signs at the entrance to The Oak Pointe Community.
 - ii. The OPCA annual meeting will be on September 19, 2007 at the Genoa Township Hall.
 - d. Landscape
 - i. The Committee is continuing to explore alternatives for the handling of storm water.
 - ii. Dead plants on the islands will be removed and replaced.
 - iii. Muskrats have been undermining the stability of the banks of several ponds. A contractor will be engaged to catch and remove the muskrats.
 - iv. A plan will be developed to repair the damage caused by the muskrats.
 - e. Bylaws:
 - i. Results of the Voting on proposed amendments to the Bylaws are:
 1. Ballot Item #1: 78 Yes; 5 No

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| 2. Ballot Item #2: | 74 Yes; | 9 No |
| 3. Ballot Item #3: | 61 Yes; | 22 No |
| 4. Ballot Item #4: | 74 Yes; | 9 No |
| 5. Ballot Item #5: | 67 Yes; | 6 No |
| 6. Ballot Item #6: | 23 Yes; | 60 No |

- ii. Since 68 affirmative votes are required for passage, Ballot Items #1, #2 and #4 passed. Ballot Items #3, #5 and #6 did **NOT** pass.
- iii. A copy of the ballot is attached.
- iv. 84 ballots were cast out of a potential of 101. One ballot was invalid because it was not signed. Thank you for the excellent participation in this process.
- v. In the survey regarding whether to expand the range of exterior paint colors permitted in the community, the vote was 34 in favor of expanding the colors and 46 opposed to expanding the colors.

f. Architectural Review Committee:

- i. Jim Stratton has decided to retire from this position. The Board would like to thank him for the years that he has worked hard on behalf of our community.
- ii. In the future, mail Modification Request Forms to Ron Jones at Kramer-Triad 3131 Professional Drive Ann Arbor, MI 48104 or give them to a Board member. Please recognize that this will take some additional time and plan accordingly. Ron goes to the office on Thursdays to collect his mail.

4. Mailboxes:

- a. Initial installation has been completed.
- b. Adjustments are being made and will be completed shortly.

5. Vandalism

- a. The Board's request for volunteers to form a committee to evaluate vandalism and security in our community did not receive a meaningful response. No further action will be taken by the Board.
- b. The Board makes the following suggestions to residents:
 - i. Notify the police and the Board when vandalism occurs.
 - ii. Attempt to identify any strangers you see in the neighborhood.
 - iii. Consider installing motion activated lights around your home.
 - iv. If you believe that someone is trespassing on your property during the night, consider using the panic button for your car as an alarm.
 - v. Consider installing a security system, perhaps including video cameras.

6. Pond #2:

- a. A new pump has been installed in Pond #2. The old pump is being repaired under warranty and will be used as a backup.

7. Pond #4:
 - a. The installation of a fountain in Pond #4 has been approved and will be completed shortly.
8. Road Repairs:
 - a. Thank you to Duane Copeland for inspecting our streets. Duane has estimated that there are 3,000 feet of cracks that need to be sealed before winter. We will be hiring a contractor this fall to fill the cracks with tar.
9. Rally Around The Gardens:
 - a. Residents of the Villas of Oak Pointe are sponsoring permanent landscaping improvements at the marker for the 6th tee on the Championship Course. The cost is \$2,500. Of this amount \$2,000 is a donation to Rally For A Cure. This is NOT being paid by the association. We have raised \$1,195 so far. Thank you to the following donors:
 - i. Matt & Angie Betz
 - ii. Jim & Darlene Bobel
 - iii. Mike Boisvenu
 - iv. Colin & Carol Cameron
 - v. Don & Nancy Cowan
 - vi. Tom & Susan Frederickson
 - vii. Charlene Gasiorowski
 - viii. Rob & Toni Harvey
 - ix. Phil & Del Jennings
 - x. Gayle Kloosterman
 - xi. Loretta Mackenroth
 - xii. Terry & Marilyn Nielsen
 - xiii. Gary & Sandy Olson
 - xiv. Dale Phillips
 - xv. Jerry Poissant & Susan Cope
 - xvi. Joe & Louise Pulsone
 - xvii. Jim & Mary Beth Roose
 - xviii. Don & Pat Siegel
 - xix. Al & AnnMarie Sopha
 - xx. Paul & Barb Stanko
 - xxi. Jim & Mary Stratton
10. The Board reviewed the Financial Reports for June, 2007. The Association's total assets were \$89,573 as of June 30, 2007.
11. The next meeting will take place at 6:30 pm on August 13, 2007 at Heidi Schall's house.
12. The meeting was adjourned at 9:28 pm.