

Oak Pointe Villas Association
Board of Directors Meeting
June 12, 2014 10:00 A.M.

Attendees: John Berkaw, Larry Jannon, Jon Evenson, Ron Jones, Mike Strain, Jerry Poissant.

- I. Call to Order:** Meeting called to order at 10:12A.M.
- II. Approval of Minutes:** Minutes of May 2014 were not available for approval by the Board members.
- III. Home Owner Concerns:**
 - A.** Joan Barnes had reported a dead tree behind their home and Bobel's home in the wooded area west of the 6th green of the Champs course. Ron Jones will hire a contractor to take the tree down. There are also two other trees on the Association property that need to be taken down.
 - B.** The area on the south side of pond #3 (corner of Villa France and Versailles) is not being mowed. Ron Jones will investigate if this is part of the common area or should be maintained by a homeowner.
 - C.** A sink hole was reported by Tamara Stevens in front of her home at 4524 Villa France. Ron Jones is coordinating corrective action.
 - D.** Grading for Pond #5 (on the driving range) has been completed. Mud has been dragged to the bottom of the pond to help it retain water. Sod has been placed on the berms. Another \$300 is needed to complete the work. The Board has approved this expenditure.
 - E.** Mike Strain joined the meeting briefly to discuss progress made on the communication to Villas residents. He stated that OPCC and ClubCorp will continue to operate as they have done since the inception of the Villas, including working directly with delinquent members for resolution and allowing exceptions on a case-by-case basis. But, he's unable to promise that policy will never change. Mike will follow up with a letter on OPCC letterhead explaining the position of the club, which will be shared with the Villas residents upon receipt.
 - F.** Mike Strain was asked if a sign could be posted at the driving range that golfers have personal liability for damage they've caused. Mike will investigate.
 - G.** Jerry Poissant joined the Board meeting as a representative of the Pond Committee. The Board is awaiting their recommendation for re-installing the pump on Pond #1 that can pump water up to Pond #5.

IV. New Business:

- A.** The Board has received a bid to resurface Moret Ct and replace the curbs. Two more bids are expected by Friday, 6/20. This will complete the resurfacing for all of Moret Ct. It is expected to proceed and will be funded from the Villas reserve fund. The Board has authorized Ron to move forward with a contract for the current bid if he has not received a more satisfactory bid from another firm by June 20th.

- B.** Kramer-Triad presented a proposal to perform treatment of trees in the common area. Similar treatment was performed last year. The Board agreed that annual treatment was unnecessary. At this time, treatment will be performed on a bi-annual basis.
- C.** Ron Jones has received two proposals to update the landscaping at the entrance to the Villas. At the present time, the scope of work is still being negotiated. The Board has authorized Ron to move forward with the proposal from Beauchamp, provided the scope and cost meet the terms discussed in the monthly Board meeting.
- D.** The Boat Committee has requested that the Boat Rules & Regulations be redistributed to the Villas residents. The Board has agreed to add language to the Rules & Regulations to limit use of the Villas boats to residents in good standing with the Villas HOA. As a result of discussions during the Board meeting, it was deemed prudent to review the Rules & Regulations to determine if it's necessary to include non-boat activities, e.g. leave burning policy, no laundry hanging outside.

V. Committee Reports.

- A.** Boat Committee: No report
- B.** Social Committee: Discussed actions to help committee attract additional members and encouraged additional contact with new residents.
- C.** Community Association: A letter was shared from the Glen Eagles HOA regarding the reckless use of golf carts by kids in the Oak Pointe community. A letter from the Livingston County Sheriff Department defines what enforcement was possible. This letter has since been forwarded to the Villas homeowners.

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

VIII. Schedule Future Meeting: Next meeting scheduled: 7/10/2014 at 10:00

IX. Adjournment. Meeting was adjourned at 11:45 A.M.