

Oak Pointe Villas Association

BOARD OF DIRECTORS MEETING

June 14, 2016 10:00 A.M.

Oak Pointe Country Club

MINUTES

Attendees: John Berkaw, Becky Libler, Ron Jones,
Jim Blair (for Boat Committee discussion).

- I. Meeting called to Order at 9:59 A.M.
- II. Minutes of the May 16, 2016 approved.
- III. Home-Owner Concerns
 - A. Pond Treatments: Weeds and algae are subsiding. The current treatment plan to control growth appears to be working.
 - B. Water Tower Leakage: Homeowners on Moret Ct. contacted Kramer-Triad to report water gushing from the bottom relief pipe on the Water Tower. Ron Jones contacted the Township Water/Sewer Dept. who immediately shut down the tower in order to identify the problem. However, thousands of gallons of water were lost prior to the remote shut off. The amount of loss could have been mitigated if the homeowner had contacted the water/sewer emergency number directly, thus shortening the response time. The Board moved to have emergency contact numbers for Genoa Township water/sewer, Fire Dept., and Police posted on the Villa's website. Due to their close proximity to the tower, homeowners on Moret Ct. will receive a special email blast alerting them to the posting of the emergency numbers.
 - C. Guard House: The amount of items being stored in the guard house has increased dramatically over the past year. Some "house cleaning" may be warranted to address the space issue. Ron Jones will follow up on the report of a possible leak in the cupola.
- IV. Open Issues
 - A. Asphalt Proposals Update: The Allied Construction Asphalt proposal of \$142,746.85 for asphalt and curb repair, pouring a concrete pad for the new bench on Pond 3, and paving the walking path between Quebec Lane and Filbert was accepted.
 - B. Pond 3 & 4 Aeration Update: It is necessary to go under the path pavement in order to place a new GFI box which will allow 24 hr. activation of the aerator on Pond 3. Ron Jones will contact Jerry Poissant, Pond Committee chair, once Ponds 3 & 4 have the Air-Max Systems operational.
 - C. Mandatory Covering of Recycle Bins – Feedback: Most households are utilizing covered bins, resulting in significantly less paper &

plastic bags observed in the bushes and ponds. Notices of noncompliance will be sent to nine (9) households this month.

- D. Park Bench Installation of Concrete Pad: scheduled at same time as asphalt & curb repair, included in Allied Asphalt proposal.
- E. Tree Trimming at Pond 1 Path and 4544 LeBlanc Court: scheduled. Also added removal of overgrown arborvitae around the electrical equipment at intersection of Pond 1 path and Versailles. Will replace with smaller plantings.
- F. Rock Wall at Entrance Lighting: The Board approved moving forward with placement of three (3) regular voltage lights to highlight the rock wall. Expected expense is \$750, due to required trenching to bury the electrical lines. Ron Jones will seek quotes.

V. New Business

- A. Lot Locations: Recent attempts to determine whether shrubs/trees are on common ground (Association responsibility) or homeowner property (individual responsibility) have been complicated by lack of visible lot line markers. Some have been pulled out, others buried. Ron Jones now has a metal detector which can be used in the search for buried markers.

VI. Committee Reports

- A. Boat Committee: The boat committee unanimously recommends that the Moomba ski boat be replaced with a multi-purpose 20-22 ft. boat that could pull skiers but would not have the liability issues, high maintenance costs, and user intimidation factors that limits the Moomba's use to a small group of residents. Given the large number of new residents and increased demand for the boats, the board felt this was a prudent recommendation.
The Board authorized the Boat Committee to actively begin the process of exploring the private sale of the Moomba as it is believed this might provide a higher value than the preliminary value of \$10,000 to \$11,000 given to the Boat Committee last year by Wilson Marine. Jim Blair will discuss pricing considerations with the Board which will consider alternatives and provide guidelines to him.
- B. Social Committee: Dates for upcoming events have been sent out to residents and are available on the Villa's website.
- C. Community Association: Have replaced one bad tree at the entrance from Brighton Road. Homeowners with late fees/delinquencies of \$200 or more on July 1st will be sent to the attorney for collection. Legal fees will be assessed.
- D. Pond committee: no report.

VII. Property Manager's Financial Report: Accepted. Board approved moving forward with 2015 tax returns.

VIII. Schedule Future Meeting: Monday, July 18th, 10:00 A.M., OPCC

IX. Adjourn: 11:02 A.M.