

Oak Pointe Villas Association

BOARD OF DIRECTORS MEETING

June 4, 2018

Oak Pointe Country Club

Minutes

Attendees: Hank Budesky, Becky Libler, Bob Laganke, Jim Smock (Kramer-Triad),
Guests: Louann Goldblatt & Tom Sullivan, Landscaping & Tree Committee

- I. Meeting called to order at 10:36 AM
- II. Minutes of May 7, 2018 meeting approved.
- III. Homeowner Concerns:
 - A. Lot #99 (5423 Versailles) brick work damaged by snow plow. Spicer Services will repair the damage at no cost to homeowner.
 - B. Lot #80 (4499 Quebec) sprinkler head damages. Beauchamp will reimburse Homeowner for repair expense.
 - C. Lot #66 (4467 Villa France) Homeowner now in full compliance with Villas' requirement that: "trash receptacles and yard waste bags be maintained within the garage at all times except for such short periods of time as may be reasonably necessary to permit periodic collection of trash."
- IV. Open Issues:
 - A. Front entrance signage: still ongoing. Design changes required to comply with height limitation imposed by Genoa Township. Also, vendor mergers have interfered with the bidding process. However, Board confident efforts will result in a stunning and esthetically pleasing entrance to our homes.
- V. New Business:
 - A. Pond #3 banks have suffered damage from muskrat habitation. Board requested action be taken to investigate/ reinforce the banks. Louann Goldblatt will consult with Beauchamp on inspection and remediation.
 - B. Bubbler on Pond 3 not working. Jim Smock will contact Spicher Services about air pressure.
 - C. Landscaping projects approved:
 - a) Tree trimming at entrance, Westside Forestry: \$2725.
 - b) Mulch for all cul-de-sacs, Beauchamp: \$2950.
 - c) Quebec Ct. tree removal and tree trimming, Beauchamp: \$850.
 - d) Dead tree removal in common areas as noted on Board walk-thru conceptually approved, pending Beauchamp quote.
 - e) Plant annuals at front entrance, approx. 40 flats, Beauchamp: \$960.

- f) New installation of perennials and hardwoods at front entrance, supplier TBD, estimate \$7748.
 - D. Signage: Replacement “Stop” and “No Pets” (in cul-de-sacs) signs to be installed next week.
 - E. Road Paving: Approved as a 2018 expense the paving and curb replacements (as marked) for:
 - a) The portion of Versailles extending from Villa France to Quebec Lane.
 - b) LeBlanc Court.
- VI. Committee Reports:
 - A. Boat Committee:
 - a) New rule: In the interests of safety, boat users with small children must provide their own appropriate-sized life vests for said children when using association boats. Boats will continue to be equipped with medium and large sized life vests. Request new rule to be broadcast via email blast to all homeowners.
 - b) Noted concerns regarding boat user compliance with rules re: refilling gas tank to ½ level, cleaning up the boat after usage, returning boat to dock on time, etc. Suggested a **possible** future request for Board to institute a fee system for repeat offenders.
 - B. Social Committee: no report.
 - C. Safety Committee: Have placed a trail cam on the pathway from Villa France to the Club tennis courts to better monitor traffic flow on said path.
 - D. Landscape Committee:
 - a) See “V. New Business” for list of landscaping projects approved.
 - b) Needlecast spray #1 completed June 1st. Spray #2 to be completed in a few weeks.
 - c) Poison ivy spray in common areas planned for 6/6.
- VII. Property Manager’s Financial Report: Accepted
- VIII. Next meeting scheduled: Tuesday, July 10, 2018, 10:30 AM, OPCC.
- IX. Meeting adjourned: 11:38 AM