

Villas of Oak Pointe BOD Meeting Minutes 3/11/2020

Present: Betsy Lee, Carlene Reinhold, Lou Ann Goldblatt, Paul Ewing (TH), Rob Fitzroy(TH)

Called to order 3:12 pm

Approval of minutes from 2/18/2020

Agenda accepted

No open forum, no co-owners present

Committee Reports:

Boats: Rob Fitzroy delivered a part for the Supra boat.

Landscape: notify co-owners of process for sprinkler head repair from snow plowing

Modifications: BOD voted to shift responsibility to TH (Paul Ewing) as the first contact for modification requests and outlined process for Board approval. New guidelines to be posted on website and notification of that in the spring eblast by Paul.

Social Comm: all updates have been sent to Paul Ewing to be posted on the spring eblast.

Ponds: contracts to be discussed under TH reports

Sunshine: Nothing to report

Old Business:

Filbert Gate: Quote received from Allied Construction for paving of area \$16,400 plus \$800-1000 to cement Bullard post. BOD voted and approved paving. Rob Fitzroy (TH) to let fire dept know the plan. Boss engineering completed survey to determine lot lines, easement in Filbert area. Easement on west side will have either boulders or shrubbery to fill open area where carts come thru. Co-owner on that side will be asked which they prefer.

ATT Payment: Hirzel Law sent letter to legal dept at ATT no resolution at this time

Rules and Regulations: New booklet partially completed by Barb Sullivan but needs final reviews then to be eblasted and place on website.

Contract review: All new vendor contracts voted on and accepted by BOD.

Ponds: Brett Ellis took active role in the pond agreements looking at a more proactive process for pump issues.

Aqua Weed approved by BOD to add seasonal bacteria treatments to reduce sludge factor to prevent pump clogging. BOD approved \$75 for renewal of State License for ponds. Water Landscapes approved by BOD for 3 years of winter storage of pumps. Pond Guys approved for maintenance. Mosquito control not approved.

Turf grass care contract awarded to Back to Nature \$1189. Agreed to split bill in conflict from 2019, \$200 forgiven.

Common grounds maintenance: awarded to Michigan Landscape (Beauchamp) includes all grounds maintenance, sprinklers, flowers, cleanup entrance and culdesacs etc....

Insurance Policy: Approved by BOD. \$1597.00 significant savings over past policy and coverage thanks to TH. Policy covers neighborhood.

TH Contract : Discussed reducing meetings by removing 3 annually, decided to stay at current number.

Legal fee discussion about co-owner owing OPCC years of dues, no resolution at this time.

New Business:

Annual meeting planning for April 30th. Slide show highlighting 2019 progress and what's ahead for 2020.

Boss Engineering completed survey on Filbert gate area.

Insurance renewed (see contracts)

Drainage issues: TH to look at areas for possible resolutions, behind MHOG driveway and drain areas.

Spring reminders: Lou Ann to put together info, send to Paul to be eblasted. Info on sprinkler head damage, yard waste pickup, dog issues, rotted wood, social events etc...

Board Organization: Discussion about documents stating 3 board members but board's ability to appoint others to serve. No closure on topic.

Architectural Comm: resignation from Barb Sullivan. BOD approved TH to be first contact for all modification requests, then board for approval. New modification forms place on website.

Property management Report:

Discussion of co-owner that owes fines from past, up to date now on dues. BOD voted to waive part of fees.

Two co-owners in arrears , Hirzel Law to send letter.

Adjustments to 2020 budget approved.

Work order for broken mail boxed, addressed.

Adjourned 5:16pm

