

Oak Pointe Villas Association

Board of Directors Meeting

November 14, 2010

4:00 p.m.

Attendees: Susan Cope, Ron Jones, Steve Yardley, Kal Ribianszky, Duane & Sue Copeland, Mary Sechrist, Tony Fiorillo, Debbie Confer

I. **Call to Order:** Meeting called to order at 4:10 p.m.

II. **Approval of Minutes:** Minutes of Oct. 13, 2010 approved

III. **Home-Owner concerns:**

- No home owner concerns were noted

IV. **Open Issues:**

- Communications/Water Tower – legal fees incurred with Genoa Township

Mark Makower Fees	\$ 2,889.00
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Frank Mancuso Fees	<u>\$ 9,571.60</u>
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Total	\$ 12,460.60
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Villas' Percentage of Costs	<u>50%</u>
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Villas' share of Costs	\$ 6,230.00
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Less Costs Paid by Villas	\$ (2,889.00)
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Amount Owed by Villas to Genoa Township	<u>\$ 3,341.30</u>
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- Gate House the entrance sign cap will be installed and completed by 11-18-2010. Reminders if any resident uses the gate house storage facility **“REMEMBER TO LOCK THE DOOR BEHIND YOU WHEN YOU LEAVE”**.
- Reserve Financials – there is a group that will do a study on how much financial reserve the Villas would need in a five to ten time period. The charge for this group is substantial and we have had residents who were willing to volunteer to look into this issue
- Moret Ct. & Villa France intersection – The speed which vehicles cut and turn the corner on Villa France could cause a collision for the vehicles at the stop sign or coming to a stop on Villa France. Everyone needs to be aware of this hazard and the speed at which they drive. The resulting action would be to put STOP signs on Moret Ct. and make the intersection a three-way stop.

V. **New Business**

- Water Tower Cell Phone Survey- There were 101 SASE envelopes along with the questionnaire sent out to the residents. 75 surveys were returned to K.T.C. which equaled a 75% return of these 49 equaled **65%** of surveys indicated the interest **to go**

forward in the pursuit of the cell tower and 26 equaled **35%** of the surveys indicated **not to go forward** with the pursuit of the cell tower.

- Color schemes- Letters will be sent out to the homeowners with Black doors to have them painted according to the color palette by May of 2011. If they have not been repainted by that time then violation letters will be sent.
- Pond Winterizations- The biggest issue is with pond #1 if the water is too low to cover the pump the pump would freeze and damage it. Further discussion continued about options of how to increase the water level or actions needed to protect the pump.
- Pond 1 algae problems- it is not algae the water is so low that the ground that is usually hidden by the water level is now exposed.
- Tree Stump removal for 5245 Moret and 5198 Versailles are under review.

VI. Committee Reports

- Boat Committee-
The B.O.D. had received another request for a pet friendly boat. This request will be tabled for the boat committee when they meet again in spring.
- Social Committee - none
- Community Association- meeting minutes sent out earlier

VII. Schedule Future Meetings

- Adjournment:
 - Next meeting is on Jan, 12, 2010 @ 4:00 p.m.
 - Meeting ended at 5:30 pm

Final Note to all of our residents –

- **The speed in our community is 20 mph. We have small children that live here and play, they do not always look before they run into the street please slow down for them. We all have to be on the alert to safe guard them from harm**
- **If you have burnt out bulbs in your exterior lighting please have them replaced. This not only helps the late walkers, but also deters the vandalism.**