

Oak Pointe Villas Association
Board of Directors Meeting
November 20, 2014

Attendees: John Berkaw, Larry Jannon, Jon Evenson, Ron Jones

I. Call to Order: Meeting called to order at 10:00 A.M.

II. Approval of Minutes: Minutes of October 30, 2014 were approved by the Board members.

III. Home Owner Concerns:

- A. Entrance lighting: Ron Jones has adjusted the timing for the entrance lights to turn on/off.
- B. Boat insurance: A Villas resident has questioned whether our liability insurance for the boats was sufficient and if there is exposure to the association and/or its residents beyond the coverage provided by our insurance. The Board will review the policy and, if necessary, seek a legal opinion.

IV. Open Issues:

- A. Pond Committee Discussion: Deferred because Jerry Poissant was out of town
- B. Catch basin cleaning is scheduled on 11/24 and, if necessary, 11/25.
- C. Pond winterization: Completed as of 11/17.

V. New Business:

- A. Reserve Study.
 - a. An analysis of the Reserve Study was completed by the Board. John Berkaw had some questions regarding the prior fiscal year financial reports. Additional review is required before finalizing the Reserve Study.
- B. Fee Notification Letter.
 - a. A draft of the annual fee notification letter was reviewed by the Board. It will not be mailed until January, 2015. The only content subject to change is the monthly dues amount, pending additional review of the Reserve Study.
 - b. It was agreed that a Q&A session will be held with the Villas residents who are interested in how the Board determined the monthly fees and the impact on future budgets. The timing for this meeting will be coordinated with the mailing of the Fee Notification Letter.
- C. Draft Budget 2015-2016.
 - a. A draft budget was presented by Ron Jones. The Board submitted changes based on planned expenses. Ron Jones will revise the budget based on the feedback provided.
- D. Possible Annual Meeting Topics.
 - a. The Board discussed a couple of possible discussion topics for the 2015 Annual Association Meeting - a review of the pond/water management study and a presentation regarding understanding the affect on our Genoa Township taxes of the Villas paying for its roads.

VI. Committee Reports.

- A. Boat Committee.

- a. Nothing new to report. Boats have been winterized and put in storage.
- B. Social Committee.**
 - a. The annual holiday party has been scheduled for December 13th. Lisa Mancini will provide a budget for the Social Committee.
- C. Community Association**
 - a. Nothing new to report.

VII. Property Manager Financial Report: Ron Jones presented the report and there were no unusual disbursements.

VIII. Schedule Future Meeting: A meeting in December has not been scheduled. Unless issues arise requiring the Board to meet, the next scheduled meeting will be deferred to January.

IX. Adjournment. Meeting was adjourned at 12:55 P.M.