

Villas of Oak Pointe Board Meeting 11/21/2019

Present: Betsy Lee, Carlene Reinhold, Lou Ann Goldblatt, Linda Roose, Paul Ewing, Rob Fitzroy

Meeting call to order 6:37 Betsy Lee

Agenda approved by Board

Villas informational meeting with Q&A for attorney from Hirzel Law, Kayleigh Long.

***Villa Co-Owners with questions/ comments:***

Tom and Barb Sullivan asking for amendment clarification and stating that the Villa bylaws need updating and clarification for the future. Lien clarification process asked. Showed support for the board on 6th amendment.

Linda and Ray Nester: Do we really need 6<sup>th</sup> amendment, how many violations do we currently have?

Pat Wolney: Stating we need rules and all should support 6<sup>th</sup> amendment.

Conrad Konsitzke: no need for amendment, everything is fine.

Tim and Julie Suchodolski: Supporting 6<sup>th</sup> amendment gave personal examples of why so important to have in aging neighborhoods. Julie stating support for the BOD elected and 6<sup>th</sup> amendment is needed.

Jules Fiani: Delivered to the BOD 50 signed ballots choosing no as their vote for the 6<sup>th</sup> amendment. Stating that based on his opinion we have all the rules we need to litigate violations, gave example. Does not support 6<sup>th</sup> amendment.

Mel Van Howe: Felt 6<sup>th</sup> amendment document confusing and that Villa By-Laws need updating. Support BOD and passing of amendment.

Larry Jannan: Asked for clarification on litigation, co-owner law suit.

George Robinson: Questioned legal fees and how we can resolve things without litigation if possible.

Joe Luzynski: not in support of 6<sup>th</sup> amendment.

Kayleigh Long was very professional and answered questions with strong knowledge of the HOA market.

Mostly supportive and very well attended meeting.

Co-owner portion of meeting adjourned at 8:03pm.

Villas of Oak Pointe Board of Directors regular meeting called to order 8:30pm

Agenda accepted by BOD

Minutes from October 2019 meeting corrected and approved.

Co-owner with violations asked to attend meeting and was present to discuss concerns and had valid explanations for slow reaction to multiple letters from TH regarding issues. Assures that all issues will be resolved.

**Committee Reports:**

**Modifications,** Barb Sullivan

2 approvals since last meeting. Newer co-owner having drainage issues and this will be investigated by the landscape company. Co-Owner Megan Graf has shown interest in helping out on this committee, TBD.

**Social Committee:** upcoming event, Holiday Party

**Landscape:** Contracts will be discussed after Holidays, New Holiday décor to be at Villa entrance in next week.

**Boats:** 3 open invoices approved for payment, quotes on Little Ben rebuilding decision to be reached prior to Feb. New Boat covers tabled for discussion.

**Ponds:** Bubblers fine, fountains removed and in storage. Contracting with one vendor for all services will be investigated by Paul Ewing and shared with BOD and Brett Ellis for review.

**Sunshine:** Still challenges for committee to get new neighbor info, basically they knock on the door to get their info. Need an improved process to reduce time between move in and the welcome visit and gift.

**Property Management Reports:**

6<sup>th</sup> Amendment vote counted and announced: 27 for, 55 against, 19 no votes. 6<sup>th</sup> amendment not approved by membership.

Community Issues: **includes old and new Business topics**

Gate closure at Filbert in compliance according to Asst. Fire Chief. Challenges with Bullard post due to inability to cement because of cold weather. Someone has attempted to remove the post. Opening on west side of gate will receive large boulders to close of easement area.

Mailboxes cleaned

Guard house leaking roof repaired

Discussion around developing a Rules and Regulations committee to update Rules and Regulations, to be revisited.

Snow plow issue with Beauchamp, Lou Ann to contact. Snow must be plowed clear of Filbert gate area and done on both sides of gate to meet fire department requirements.

Co-Owners in arrears for dues: one late fee waiver approved for a co-owner, another co-owner must pay late fees and late dues or lien process will begin, 4 co-owners are the same that rarely pay on time and need reminders.

Motion made by Betsy Lee, 2<sup>nd</sup> by Carlene Reinhold, 3 yes votes: TH will send 2 letters of past due reminders, 3<sup>rd</sup> letter from lawyer at the cost of \$50 (Paul will check cost). Liens to be considered for repeat co-owners in arrears.

**Financial Report:**

On Target for cash flow reserves.

Bill Durham from Oak Pointe still owes the Villas a legal fee for lien approval on non-paying co-owner.

ATT still hasn't paid 2018 lease fee for use of space on our water tower. Involve lawyer in discussion.

Meeting adjourned 9:30pm Next meeting in January 2020

