

**Villas of Oak Pointe
Board of Directors Meeting
October 14, 2006
6:30 PM – Jerry Poissant's Home**

Meeting Minutes

Attendees: D. Patterson, J. Poissant, M. Jacobs

1. The meeting was called to order at 8:48 AM.
2. The Board accepted the Minutes for the September 2006 Meeting.
3. Committee Updates:
 - a. Boat:
 - i. A new steering cable was installed on the Ski Boat.
 - ii. The boats have been pulled from the lake and have been stored at Wonderland.
 - b. Social:
 - i. The Villas Golf Scramble was held on September 17th. We had another good turnout and everyone enjoyed themselves.
 - ii. The Villas Holiday party is scheduled for December 2nd at the club.
 - c. Bylaws:
 - i. A town hall has been scheduled for November 9th at the club to go over proposed changes to our By Laws. Your participation at this meeting is greatly appreciated.
 - d. Community Association:
 - i. The Community Association Board approved a quote from Novi Fence and Supply Co. to replace the fencing along Hill Street and Filbert Street. The new fence will be installed this year.
 - ii. The Community Association Board approved their 2007 budget. Annual association dues of \$195 will remain the same.
 - iii. John Cheshire attended the meeting and announced that the Club was sold to KSL Capital Partners on October 10th.
 - iv. The current officers of the Community Association Board were voted in for another term. Lauraine Hoensheid will continue as President. Bruce Wilcox will continue as Vice President and Denise Pollicella will continue as Secretary / Treasurer.
4. The fountains are scheduled to be winterized.
5. It has been brought to our attention that a few trees in the Villas that are not on common areas, have died. It is the responsibility of the owner of the property on which the dead trees exist, to have them removed. If a question arises as to the property line on which a dead tree exists, a survey may need to be done to determine who is responsible for removing it. If a dead tree exists on shared property, the cost to remove the tree should be shared by both property owners.
6. The Board is looking into whether or not it is cost effective to have a company come out and do the holiday lighting at the entrance to the Villas as apposed to having the residents string the lights as in the past.

7. Beauchamps will be doing a fall clean up of the common areas around mid November once all the leaves have fallen.
8. Financial Reports for September 2006 were reviewed. Combined assets total \$112,234.08 as of the end of September
9. The next meeting will take place at 6:30 on November 20th at Dave Patterson's home.
10. The meeting was adjourned at 11:35 AM.