

**Villas of Oak Pointe
Board of Directors Meeting
October 13, 2009
6:30 pm – OPCC
Meeting Minutes**

Attendees: D. Patterson, Fred Kulka, Bea Flanigan, Ron Jones, Paul Stanko

The meeting was called to order at 6:35 pm.

1. The Board accepted the meeting minutes from September 15, 2009.
2. Committee Updates:
 - a. Boat: Paul Stanko reported that there were 300 usages by 51 users throughout the year. The boats have been removed and are being winterized. New carpeting is to be added to the Starcraft. Paul Stanko is to issue new guidelines for homeowner boat usage. This can be found on the Villas web site.

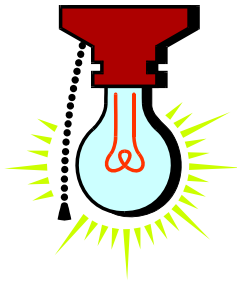
Our thanks to Paul Stanko and the boating committee for the fine job they did again this year.

- b. Social: nothing new to report.
 - c. Community Association: The study for the repair of Club Drive is now in its second phase with the topographical mapping of the failing road area.
 - d. Landscape: We have contracted with Trillium Inc. to install Christmas lights at the gatehouse and the trees on the boulevard. We will hang the wreaths and add a few additional touches.

Ron Jones is to obtain quotes for trimming the trees and shrubs that are encroaching the walking paths throughout the community.

3. Open Issues:
 - a. Communications/Water Tower: The cell phone carrier proposal presented to the Genoa Twp. Planning commission was approved by the commission last month. The board voted and approved the direction presented. Final design approval will be required prior to final acceptance. We are continuing to work with the carriers to find the optimized size and location of the equipment building.
 - b. Color Scheme's for homes: The board voted to approve revision to the color scheme. The new color guidelines are ANY of the existing approved colors may be used in any combination AS LONG AS no two adjacent homes have the same primary color, regardless of brick type. To clarify, you may choose any approved primary colors with any brick (or non brick homes) as long as it is not on the house next door to your home. You may choose any approved accent color from the palate with any primary color (even if this accent color is next door). This information will also be made available on the Villas web site soon after the first of the new year. It is still a requirement that you submit your painting request to the board PRIOR to having any work done. Forms are on the Villas web site.

- c. Utility easements/Yardley and Cannon: The master deed is to be revised to indicate the new drainage pipe locations. Survey and drawings of the easement have been completed by Boss Engineering and are to be filed with the township on the master deed.
 - d. Common Area Decoration: Any decorations to be added to the common areas will require a modification request submitted to the board for approval. There were numerous comments regarding bows that were placed around the Oak Pointe entrances and the Villa's property from the Oak Pointe community.
 - e. Pond Winterization: The fountains have been removed and the air max system is to be revised in Pond 1 to provide bubbling of the newly installed pump to prevent freezing.
 - f. Social and Sunshine Committee Expenses: All expenses incurred by the Social Committee and Sunshine Committee must have receipts (to appease the auditors) submitted to Kramer Triad.
4. The next meeting will take place at 6:30 pm on December 8th at OPCC.
5. The meeting was adjourned at 8:15pm.



Its time to check those garage lights again!!

Also check the batteries in your smoke alarms and furnace thermostat.