

Oak Pointe Villas Association

BOARD OF DIRECTORS MEETING

October 30, 2017, 2:00 PM

Oak Pointe Country Club

Minutes

Attendees: John Berkaw, Becky Libler, Jon Evenson,
Aaron Williams (K-T), Ron Jones (K-T)

Guests: Lou Ann Goldblatt, Loretta Mackenroth

- I. Meeting called to order at 2:19 PM.
- II. Minutes of September 28, 2017 meeting approved, as amended.
- III. Open Issues:
 - A. Allied quote for crack fill and path repair: adjustments include removal of sealcoating and a \$250 deduction taken on cost of flagmen.
 - B. Tree Discussion: In the process of replacing common area trees destroyed during the unusual windstorm in the spring, several arborvitae designated for placement behind Lot # 53 were erroneously planted behind Lot #6. Error noted, trees replanted in the corrected location and homeowner is watering the new plantings. Tom Sullivan, Landscaping Committee member, will work with homeowner of Lot #6 to obtain desired replacement trees for that space.
 - C. Restrictive Covenant: There has been no response to date from OPCC regarding possible amendments.
 - D. Kramer-Triad Management Contract: Board reviewed proposed amendments to the existing management contract and subsequently approved the revised contract. K-T will provide a copy of the signed document to each board member.
 - E. Landscaping issues:
 - a) Clearing of weeds on hill by Pond 5 has been completed
 - b) Versailles Island: leaves will be blown out now and new mulch will be applied in the spring.
 - c) Pond 4 retaining wall: repair needed, bid of \$575 for completion of repairs submitted by Spicher Services. Board approved repair bid and requested oversight of service by Landscape Committee chair, Lou Ann Goldblatt.
 - F. Genoa Township response to service drive maintenance: agreed to pay for the curb replacement.
 - G. Signs by pathway: "No Motorized Vehicles" signs to be installed at pathway entrances, per map provided by Board.
 - H. Status of replacing wooden posts on mailboxes: There is no reasonable way to identify which posts have already been replaced or the age of individual posts, making it necessary to replace all posts

which is not reasonable. Posts will be replaced on an as needed basis.

IV. Committee Reports:

- A. Boat Committee: no report.
- B. Social Committee: Christmas party planned for Dec. 9th at OPCC. Theme is: 12 Days of Christmas, music provided by a live band.
- C. Safety Committee: no report.
- D. Pond Committee: The pond committee is in the process of reorganizing under the mantle of the Landscaping Committee. Lorretta Mackenroth has volunteered to assume the duties previously carried out by Jerry Poissant in heading up the Pond Committee. The Board expressed their gratitude for Jerry's many years of volunteer service on behalf of the ponds.
- E. Landscape Committee: Work on removal of overgrowth at the entrance to the Villas is progressing on schedule

V. Property Manager's Financial Report: Accepted

VI. Next meeting scheduled: Monday, Dec. 4th, 2:00 P.M., OPCC

VII. Meeting adjourned: 3:58 P.M.