

Villas of Oak Pointe Board meeting 10/17/2019

Present: Betsy Lee, Carlene Reinhold, Lou Ann Goldblatt, Linda Roose, Paul Ewing, Barb Sullivan

Call to order 3:30pm

Agenda approved by Board

Minutes from September meeting corrected and approved

Introduction by Linda Roose for Paul Ewing accepting responsibility for the Villas for TH. He can be reached at TH 248-720-2432.

*Committee Reports:*

Modifications, Barb Sullivan. Barb presented a spread sheet showing all the requests and discussed some of the issues she's dealing with. Co-Owners would like to see some new paint colors in the palette. Barb suggested that we add guidelines re decks to the rules/regs, BOD agreed. Barb will talk to Alyce Riemenschneider about redesign of our form, considering new colors, deck guidelines. Discussion about how we could reach better compliance with the rules by asking new owners to sign a document that they understand.

*Boats:*

All 4 boats are out of water. Harris engine will be serviced in Spring prior to launch. Decision to redo the Little Ben required by Feb 1<sup>st</sup>, finances to be reviewed.

*Social Committee:*

Clarification on annual budget, which is \$2000. Next event Christmas Party 12/14

*Ponds:*

Fountains and one swan have been pulled for Winter storage by Water Landscapes and invoice approved for pay \$1880.00.

Paul Ewing to reach out to Aqua Weed and Pond Place in search of a contract covering multiple services if possible.

*Landscape:*

Question re invoice for \$343 from Evergreen Sprinkler, have never requested service from this vendor. Paul to check. Christmas Décor at Villas entrance to be redesigned with Just Gardens to update style. Alyce Riemenschneider to work with Lou Ann and vendor on this project. Business relationship with Back to Nature to be discontinued due to lack of response and services cancelled still occurring and being charged. West side Forestry will continue to supply Needlecast disease spray in spring, Paul to investigate 3 yr contract to maintain pricing. Westside Forestry schedule for removal of trees as quoted yet to be scheduled. Beauchamp removed several day lilies on Quebec Ct today due to overcrowding. Beauchamp asked to quote on turf grass fertilization/ weed control for 3 yrs. Paul to investigate one other vendor for this service to compare costs.

*Old Business:*

- Confusion over 6<sup>th</sup> amendment final draft with Jon Evenson's input. Rewritten at the meeting to reflect changes, Linda to take to Hirzel Law for final updates. Info and ballots to be mailed ASAP. Ballots to be collected at Nov. 21<sup>st</sup> meeting.
- Filbert gate closure completed
- Mail boxes cleaned but not completely by TH, asked to return to complete. Question by Betsy Lee over TH charges for this work. Paul to investigate.
- ATT money owed to the Villas still unresolved. Paul contacted Genoa Twp and they do not nor did they ever receive our portion of the payment. Paul to work on resolution.
- Guard house roofing project date for work? Not known yet. Paul to notify BOD.

*New Business:*

Co-owner receiving 2 letters on lawn violation to receive invitation to next board meeting to discuss issues.

*Financial review:*

Discussion over outstanding invoices, 4 items to be investigated for clarification by Paul. Co-owners in arears discussion, progress being made.

*Property Management Report:*

Action items reviewed

Discussion with Paul re expectations and service levels with TH. Paul sharing his background and experience and how to best reach him. Paul stating he will be on site weekly and will let the BOD know when this will take place.

Meeting adjourned 5:30pm