

Oak Pointe Villas Association

BOARD OF DIRECTORS MEETING

September 28, 2017, 10:00 AM

Oak Pointe Country Club

Minutes

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

Guests: Lou Ann Goldblatt, Ron Jones

- I. Meeting called to order at 10:05 A.M.
- II. Minutes of August 17, 2017 meeting approved.
- III. Homeowner Concerns:
 - A. Versailles Island: needs mulching, weeding, and trimming of bushes. Board directed Joe Gebhardt to arrange for refurbishment of the area.
 - B. Watering new trees planted in common areas: Instructions will be provided to affected homeowners.
 - C. Pond 1 fountain was shut off by contractor due to low water level. Some damage incurred, repair will be done when water level allows.
 - D. Dumping concerns in common area bordering Pond 1: debris will be removed.
- IV. Open Issues:
 - A. Allied quote for crack fill: Board moved to strike out sealcoating. Also requested that general manager contact Genoa Twp. about assuming responsibility for repair needed on service drive.
 - B. Muskrat status: 10 muskrats were trapped and removed and the vendor has removed the traps. There has been a subsequent sighting of a muskrat, but as the traps have been removed, no action on that will be taken now.
 - C. Landscaping topics:
 - a) Tree replacement and spraying underway.
 - b) Entrance sign: Refurbishment of damaged signage abandoned. New sign being designed by Alyce Reimenschneider.
 - c) Entrance enhancement: Barb Sullivan offered to remove begonias and install fall décor at guard house. Board approved budget of \$300 for fall decorations.
- V. New Business:
 - A. Notice to Kramer Triad: Board gave a 90-day notice of intent to consider other management companies because of the decline in the level of service and communications provided by Kramer Triad. Joe Gebhardt noted that, effective immediately, Ron Jones will be serving as a consultant to our association and they will also provide a response to the Board on improving the existing contract.

- B. Golf Cart guidelines feedback: There is continued concern by some residents about golf carts driving on our walking paths and creating situations where residents could be injured and making excessive noise. The Board approved a new guideline that would eliminate the ability of motorized vehicles to be driven on the walking paths. Following a notification to our residents about this change in an Update to Residents email, signs will be installed on the pathways announcing that change.
 - C. The Board approved the purchase of two (2) trail cams to be installed to monitor activity at the Filbert road access point and on the walking path behind pond 3.
 - D. Mailboxes: The Board asked Joe Gephardt to get a quote on replacing the wooden joint connecting the mailbox with the ground holder for a mailbox on Villa France Dr. as well as inspecting and possibly replacing that joint on all the mailboxes in the Villas with a joint that would last longer than the existing joints which have begun to fail.
- VI. Committee Reports
- A. Boat Committee: Major repairs needed on flooring for the Harris and new mooring covers will be done this year – anticipated costs could exceed \$5,000. Will seek quotes and alternative providers.
 - B. Social Committee: Fall golf outing was successful.
 - C. Safety Committee: See New Business: C
 - D. Pond Committee: The vegetation has not been removed in Pond 5 despite constant requests. Kramer Triad will see that is done ASAP. Confirmed that no removal of cat tails should be made in Pond 3 until requested by the Pond Committee.
 - E. Landscape Committee: See Open Issues: C. Landscaping topics.
- VII. Property Manager's Financial Report: Accepted
- VIII. Next meeting scheduled: Monday, Oct. 30th, 2:00 P.M., OPCC
- IX. The Board appointed Jon Evenson to be a member of the Board. This was done to ensure three voting members until current board member, Bob LaGanke, has sufficiently recovered from recent medical issue and is able to actively participate in Board affairs again.
- X. Meeting adjourned: 12:27 P.M.