

Villas of Oak Pointe, Board of Directors Meeting
January 24, 2023

Present: Brad Robinson, Carlene Reinhold, Lois Yardley, Jeremy Daunt, James Graff, Chris Bentley

Meeting called to order by Brad Robinson at 11:19 am

Minutes from the December 12, 2022, meeting were approved.

Financials

- Money will be moved to the reserve account to match the budget. As of meeting date we have \$213,000 in reserves. The Board discussed the possibility of moving a portion of the reserve dollars into a short-term CD. Cummings will investigate options available.
- Terry Harden has repaired mailboxes. Jeremy will find out from him which mailboxes were repaired.
- 2021 taxes have been completed and filed.
- Carlene is working with Cummings to finalize budget expenses for 2022-2023.

Committee Reports

- **BOATS:** The boat committee submitted a request to purchase a replacement boat for the 2004 Harris. Due to repairs needed the cost to repair the 2004 Harris will exceed the value of the 19 year old boat. Wilson Marine has a 2018 Bennington pontoon available with low usage. After discussion, the Board agreed to go forward with the purchase. All present agreed.
- **PONDS:** A request was made to pay Aqua Weeding \$76.50 to purchase the licensing permit from the State of Michigan to apply materials to the ponds.
There is a need to stabilize shorelines arounds the ponds and provide landscaping to avoid future deterioration. It was agreed that we should get recommendations and quotes for three ponds in order to determine immediate needs and a phase-in plan for necessary work and cost. Cummings will reach out to Todd's and TERRAFIRMA to begin the evaluation process. It was suggested that Bret, Hank and Jack be included in the process.
- **RESURFACING PATHS:** It is agreed repairs are necessary for some of walking paths. Cummings will reach out to companies who do that type of work.
- **SOCIAL COMMITTEE:** Lisa Mancini will turn in expense sheet on 1/25/23.
- **LONG TERM PLANNING:** As per previous discussions, it is proposed that dues should be raised to \$150 from \$125 per month beginning March 1st. (Budget needs to be finalized so Cummings can get vouchers out to residents). The LRP committee will need quotes for the cost of repairs to the guard house, pathways and work to stabilize ponds in preparation for the VOOB annual meeting report.

Old Business

- **STOP SIGNS:** We need to replace 3 or 4 stop signs and possibly paint the remaining. All stop signs in the Oak Pointe Community need to be the same. Cummings will work with current vendor for completion and costs.

New Business

- Street parking continues to be a concern. Cummings will send another notice about parking on streets over night and near fire hydrants.
- Cold patch has been completed on Moret Court.
- The Architectural Review Committee will begin looking at updating color choices and guidelines for changes. Lois will become part of the Architectural Request Committee (ARC).
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ANNUAL MEETING IS SCHEDULED FOR APRIL 18, 2023, AT 6:00 PM IN THE OPCC LAKEVIEW ROOM

Meeting adjourned at 1:00 pm