

**Villas of Oak Pointe
Board of Directors Meeting
June 20, 2023**

Meeting called to order at 2:15

In Attendance: Carlene Reinhold, Brad Robinson (Zoom), Lois Yardley and Jeremy Daunt

Agenda accepted by motion from Brad and Carlene

March and May minutes approved. Carlene will send minutes to Jeremy who will post to Cummings site.

Cummings Report

- Carlene has balanced all financials with Cummings accounting.
- Wilson Marine statements continue to be a challenge. Carlene will ask Wilson to attach work order to invoices. Invoices/Work Orders should be emailed to Chris, Carlene and Jeremy. Chris will approve service and charges; Carlene will submit to Jeremy for payment.
- There are 16 work orders to date. Jeremy sent a work order to Michigan Landscaping to get the sprinklers working at entrance.
- Jeremy sent a follow-up to Hartland Insurance for bids on insurance coverage.
- Ronald's can take down the big tree behind the house at 5380 Versailles. Approval was granted.
- Talk to Michigan Landscaping about cleaning out the area by pond 1.
- Westside sent their spray map. Westside sprayed needle cast in late May.
- Jeremy contacted Atlas to give us a bid for the paths. Ask Jim to walk with Atlas.
- 5409 Versailles took out two trees and completed new landscaping. Recommended that we remind residents that they must request approval before removing trees or making significant changes to their landscaping. Landscaping changes should be approved by the board.
- Question about bubbler compressor on pond 3 and algae cleanup on pond 5.
- Seven muskrats and a wood chuck were caught on pond 5.
- We have received an invoice from ML in the amount of \$3,910 for mulch.
- All outstanding invoices to date have been approved.

Social Committee Report

- The Summer Kick-off social event at the pool was well attended and went well. Expenses will be submitted by the Social Committee.

Long Term Planning

- No update at this time.

Old Business

- Stop signs are being shipped. We will need a quote from Terry for installation.
- Waiting for invoice from Terry so we can pay him the deposit to begin work on the guard house.
- Carlene and Lois will talk to each homeowner about placement of walking past signs which will indicate "No Motorized Vehicles."
- The cost to make cart path repairs is approximately \$50,000. We will ask Jim Graff for his thoughts and obtain a comparison quote from Atlas.

Old Business cont. -

- We confirmed with Jeremy that dues will increase \$5 monthly each year going forward beginning in 2024 per year.
- Common areas on LeBlanc Ct are not being watered because the irrigation is tied to 4520 LeBlanc's irrigation system. We will talk to homeowner about status.
- Carlene gave Jeremy an invoice for OPCA fireworks for \$1,000.

Meeting adjourned at 3:21 pm

Next meeting scheduled for July 18, 2023