

Villas of Oak Pointe
Board of Directors Meeting
July 18, 2023

Meeting called to order at 2:00 pm

In Attendance: Carlene Reinhold, Lois Yardley, and Jeremy Durant

Minutes from June 20, 2023, were approved with suggested corrections.

Cummings Report:

- Financials – June 30, 2023, statements in review.
- Westside invoice for spray services of \$6,286.15 was prepaid to receive a discount.
- Wilson Marine will be paid \$615.27 for 3 invoices. Account will be paid in full.
- Outstanding dues violations were reviewed. Cummings will review by-laws to determine how unpaid violations should be handled.
- Residents will be reminded again about storing trash cans in garages.
- There have been 15 requests for modification with 15 approvals.
- A work order has been approved for Michigan Landscaping to perform cleanup work on Pond 5.
- Jeremy continues to work with Dave Walker from Hartland Insurance to update coverage for the Villas. Insurance premiums are going up across the board so right now is not a good time to quote. Jeremy will continue to follow-up Hartland Insurance for quotes on policy renewals.
- Repairs on Guard House will begin in a couple of weeks. We will advance \$9200 to Brighton Construction for materials. Jeremy will send a notification to Villa's residents informing them of the ongoing work at the Guard House.

Committee Reports:

Boats – Nothing to report

Ponds – Algae are under control on Pond 5. Bush needs to be removed on the west end of the pond.

Landscape

- Westside Forestry sprayed on July 17th. Jeremy will request that Westside notify us prior to spraying so we can alert neighbors.
- The dead pine tree on Quebec Lane has been replaced by Leppeks and additional plantings have been installed. Thank you to the Christians for coordinating the plantings and to Quebec residents for pitching in with the watering schedule. Total cost for tree and plantings was \$1071.46.

- The bid from Monster Tree for \$5,000 was approved for tree removal near Pond #1 and dead tree in common area behind 5380 Versailles Ave.

Social Committee

- The Block Party is scheduled for August 12. Flyer will be posted.

Sunshine Committee

- Ron & Lisa Anderson moved in at 5701 Moret Ct. Diana will send a plant this week. Diana will greet them in person with a Welcome Letter.

Long-Term Planning – Reviews are ongoing for quotes on paths and ponds projects.

Old Business:

Stop signs

- Final payment was issued on 6/14/23. All signs have been installed by Terry Harder as of 6/30/23.

Quotes on paths

- We have one proposal from Midwest Pavement and are waiting for a proposal from Atlas.
- Jeremy to walk through with another company. Jim Graff can also be available to accompany Jeremy, if scheduled in advance.

New Business:

- Carlene is researching Brighton banks for CD rates.
- Update Modification Rules & Reg. – Look at color choices. (Carlene & Lois)
- Lois will contact residents who live along side of paths to advise that “Motorized Vehicles Prohibited” signs will be placed on their property near the path entrance or exit.
- Villa’s residents who live along the driving range have met with Chris Caslmon to improve conditions relating to golf balls breaking windows and hitting houses.
- Jeremy will follow-up with Verizon on proposal regarding Antenna Contract.

Meeting adjourned at 3:48 pm

Next meeting scheduled for August 22, 2023