

Villas of Oak Pointe  
Minutes from board meeting April 15, 2021  
Present: Betsy Lee, Carlene Reinhold, Lou Ann Goldblatt, Paul Ewing, Rob Fitzroy

Meeting called to order 4:06pm

Agenda approved

Minutes approved from meeting 1/21/2021

No co-owners present

**Property Management Reports:**

*Financials:* 2020 year statement needs final approval, Carlene to review with Kerri for corrections. Auditor to review. No co-owners in arrears at this time.

*Work order review:* Nothing open

*Community Issues:* Water meters installed by MHOG, sprinklers opened. Verizon dish payment still not received, Paul to investigate and involve Hirzel Law if needed.

**Committee Reports:**

*Boats:* Launch for 3 pontoons end of April or early May, new tri-toon ETA early June. A celebration for the new boat to be planned by social comm at the pavilion. Boating documents sent by Jack Sawka for boat users. Insurance cost for new boat still unknown, quoted when boat ready for delivery. Boat cleaning event to be scheduled by Chris Bentley. Response on new boat very positive.

*Landscape:* Mulch to top off certain areas may be needed but not a full application, area by pond 1 to be seeded by Mi. Landscape, review of dead trees in common wooded areas to be reviewed with vendor, McClean landscape approved and underway. Tree trimming on driving range line to be completed in May by Westside Forestry as well as annual Needle Cast dual application.

*Modification requests:* Nothing pending

*Social:* nothing to report

*Ponds:* Review of ponds completed by Brett Ellis. Metro Environmental to look into pond 1 sludge issue. Muskrats present in all ponds and Creature Control hired to trap starting 5/10, very costly. Other pond vendors contacted and arranged for seasonal work.

*Sunshine:* Need contact info for new co-owner lot 83.

**Old Business:**

Annual meeting and election: To be held on Zoom Thursday June 10<sup>th</sup> 6:30pm, 2 seats on board open, Carlene Reinhold will remain on board. Questions to be identified prior to meeting when emailing meeting packet.

Tree work on range line: see above

Muskrat trapping: see Ponds

Drainage assessment: Areas to be walked and assessed for work order

Rules and regs update: work continues

Mailbox work order: closed

TH response time: Needs to improve along with communication, commitment established on response time by Paul Ewing.

Net along range is in ill repair and needs to be fixed. Co-owners on range line not happy about state of netting.

**New Business:**

New boat launch: see above in boats

Social events for summer: adhering to CDC and state guidelines, hopefully events can take place

Dog waste issues: constant reminders to pick up and use your own yard or common areas for dog business.

LACASA Garden Walk to take place July 10 and 11 and will include Tim and Julie Suchodolski's yard. LACASA gold outing to take place at Oak Pointe June 28<sup>th</sup>.

Villas annual insurance policy renewed at \$2017.00

Motion made and accepted to forgo pursuit of collection of \$1096.00 from Oak Pointe Country Club due to co-owner in violation of no payment on club dues, board voted to write off this expense. Attempt was made over several years to collect from Club with no success.

OPCA Report: Attempt to gain votes for easement for new golf path has failed due to lack of votes. Issue to be dropped. Bathrooms will be open at marina this summer. Pavilion available for use through the reservation system.

Next meeting to take place prior to annual meeting for planning.

Meeting adjourned 5:26pm