

**Villas of Oak Pointe**  
**Annual Meeting Minutes**  
**April 15, 2014**

- I. The meeting was called to order at 6:40 p.m.
- II. Board Members: Susan Cope, Rob Harvey, Larry Jannon, Kramer-Triad (Ron Jones)
- III. Proof of Notice of the Meeting – evidenced by attendance
- IV. Verification of quorum - 24 condominium units represented, 12 proxies (a quorum was reached)
- V. The minutes of May 1<sup>st</sup> 2013 were approved

**VI. Election of Directors:**

- a. Dave Patterson and Dan Wollschlager volunteered as ballot inspectors.
- b. Susan Cope's term as BOD President expired and John Berkaw was the only candidate on the ballot.
- c. There were no other nominations from the floor.
- d. John Berkaw was elected by unanimous consent by meeting attendees.

**VII. Reports and Presentations**

**a. Community Association**

- i. Larry Jannon reported that the annual spring walk though will be conducted shortly to identify any maintenance work required after this hard winter that we have endured.
- ii. New lighting for the community entrance from Brighton Road has been budgeted and work should begin soon.
- iii. Due to some issues with pavilion reservations, the OPCA is revising the policy to provide a more clear reservation policy. This new policy will be approved at the next OPCA meeting and will be communicated to the community.
- iv. Oak Pointe Country Club will once again be hosting the Independence Day fireworks display on July 3<sup>rd</sup>. The club will be increasing children's activities. As information becomes available it will be communicated to residents.

**VIII. Reports from the Board**

- a. Konrad Konsitzke asked if the perimeter of the pond (near the driving range) would be landscaped. Ron Jones confirmed that there will be bids from vendors and the work will begin once the weather breaks. Konrad was also concerned that the pond level was very low. Ron reported that the dredging that was done had disturbed the muck bottom and may have caused this low water situation. Ron will pump water into the pond to see if the water level will remain. Dan Wollschlager stated that we should form a committee to develop short and long term strategies for all the ponds with the consideration that our ponds are in fact retention ponds for ground water run off.
- b. The current status of negotiations regarding the Restrictive Covenant was discussed. John Lenga suggested a three step plan: 1 - Amend our bylaws to allow the community to recoup unpaid OPCC dues from delinquent residents. This requires a community vote. 2 – continue to negotiate with OPCC to provide case by case relief to VoOP residents who can no longer use club amenities due to health issues. 3 – If negotiation ultimately fails, conduct another community vote to determine if the restrictive Covenant should be removed from our bylaws. Attendees welcomed this plan and the BOD will begin execution ASAP.
- c. Fred Kulka asked where the revenue received from Verizon was shown. Ron Jones explained the exact location of this payment (reserve fund) in the published budget.

IX. **Reserve Study** – John Lenga presented an updated report on the Reserve Study. The reserve contribution was as expected and overall expenses were within expectations. The payment for cell tower usage from AT&T has been delayed due to some paperwork confusion. The BOD reported that these issues have been resolved that the payment is expected within the next two weeks and will be deposited in the reserve fund.

X. **Oak Pointe Water/Sever District** – The advisory group continues to meet with Genoa Township officials. No new information is available for this meeting.

XI. **Committee Reports**

a. Social Committee – no report available. The BOD requested that additional volunteers are needed to continue the great events (Christmas party, golf outings, block party, etc) for our community.

b. Boat Committee – Steve Rogal reported that the boats will be brought to the marina from storage on May 5<sup>th</sup>. A new cover is being made for the Harris pontoon. Additional minor maintenance and repairs will be done by boat committee members. About one week after the boats are at the marina Steve will be asking for volunteers for boat cleaning (as in the past).

c. Architectural – Rob Harvey continues to do a great job managing and supplying information to residents on architectural changes. He communicated that all shingle, siding, brick and approved color palettes are available from him and also that black shingle roofs are universally acceptable.

XII. **Community Discussion** – The guard Shack will be reorganized and shelving will be installed. Larry Jannon requested that if anyone has any supplies that are currently stored in the shack to please notify the BOD so that they will continue to be stored and secured. Snow Plow damage should be reported directly to Beauchamps. The BOD requested that residents do not engage other vendors for sprinkler or lawn repair for plow damage and then present the bill to Beauchamps. They are strongly committed to repairing all damage, but, it is more cost effective for them to do the work themselves.

XIII. **Adjournment** - 8:00 p.m.