

VILLAS OF OAK POINTE ASSOCIATION
Board Meeting Minutes
June 3, 2026

- Call Meeting to Order: 10:00 am
- Review/Approve April 21, 2026: Approved
- Treasurers Report:

	Current Month	Year to Date
	5/31/2026	3/1/26-5/31/26
Total Operating Income	17,530.82	53,092.83
Total Operating Expenses	20,640.68	48,893.29
Checking Account		35,763.42
Reserve Account		131,346.69
Certificate of Deposit-9501 (7/6/26)		55,402.74
Certificate of Deposit-8901 (9/1/26)		52,366.18
Certificate of Deposit-9701 (9/1/26)		50,000.00
		157,768.92

- Cummings Report
 - Financials: **Some reclassifying to do. Jeremy is checking on the new short-term CD.**
 - Budget: **Will work with vendors to get more detailed invoices. Similar for flowers – need a more detailed invoice. Jeremy to follow up.**
 - Modification Requests: **Reviewed 3 outstanding and handled.**
 - Outstanding Work Orders: **Follow up on removing arborvitaes. Action: Remove the 3 dead and plant 2 or more trees to cover the gap.**

- Other Outstanding Issues: **Two manholes need repair. Jim will let Jeremy know which ones. Need a manhole cover vendor for a couple noted items. Jeremy to source a vendor.**
- Committee Report
 - Boats: **Brad Robinson will be a board source for the committee.**
 - Architectural: **All up to date.**
 - Landscaping:
 - **Entrance landscaping quotes. Troy Clog and Leppek. Need a new plan that doesn't include yews for the island after guardhouse. Looking to split the work to limit budget impact as this was not budgeted for this year.**
 - Beautification: **Flowers were planted.**
 - Ponds:
 - **Pond 1 Pump – Scheduled for 6/9/26. Check with vendor (Rolls is bringing them in) that is going to jet and vac to see if they will also provide a bid to jet and vac the two pipes going under the walking path into pond 4.**
 - Common Areas:
 - Social Committee: **Three events planned and communicated.**
 - Sunshine Committee: **Do new residents get an informational packet with bylaws? The welcome letter instructs how to access this information on the website. There is a timing delay of up to 6 weeks on getting new residents listed in the Cummings as it takes time for Cummings to get notified by the title company.**
 - Long Term Planning: **Get additional bid for catch basin cleaning. Jeremy knows of a company and will contact them for a bid. Jim will send Jeremy a map showing all 32 catch basins in the Villas.**
- Old Business:
- New Business:
 - **Road Crack Seal – Bid accepted – awaiting schedule**
- Meeting End: 11:49 am
- Next Meeting Scheduled: Thursday July 16. 10:00 am