

Villas of Oak Pointe Association
Board Meeting Minutes
September 26, 2024

Meeting was called to order at 12:39 pm

In attendance: Jeremy Daunt, Carlene Reinhold, Brad Robinson, Lois Yardley

Treasurers Report: Carlene presented the treasurer's report. As of August 31, 2024, total operating income is \$99,675.11; total operating expenses are \$102,567.69; \$40,800 was transferred to reserves; reserve expenditures are \$2,463.50; to be transferred were \$5152.34; checking account balance is \$8,208.49; \$221,260.41 in the reserve account; \$51,514.02 in certificate of deposit. Treasurers Report was approved by the board.

Cummings Report:

- To date there are 32 modification requests, 27 have been approved and 5 are pending.
- Jeremy will follow up with Midwest Paving regarding sprinkler heads, underground pipes on pond 4, completing crack filler in the spring in addition to seal coat covering and edging in the spring.
- The cherry tree in common area near pond one will be removed today.
- Mailbox at 5121 Moret Ct has been cleaned up and rebuilt. Bill from Brighton Construction for \$240 was approved. Bill from Brighton Construction for \$120 to repair mailbox at 5338 Versailles was approved; Work on Brubaker's mailbox completed.
- Bill from MLP in the amount of \$320.50 for sprinkler head repair at entrance was approved.

Pending items:

- 4512 Villa France – drainpipe shattered by Midwest
- 2 yews in front of 5128 Versailles have not been replaced
- Shrubs on corner of Moret Court and Villa France need to be trimmed down. Lois will talk with owners' family for permission then ask Gary Riling to complete work.

Committee Reports:

- Boats are scheduled for storage on October 18th.
- Architectural – packets containing approved exterior color combination are ready to be mailed to each resident.
- Landscaping – As of this time the landscaping committee has focused on tree removal and entrance beautification.
- Ponds – we are waiting for report from Drain Commissioner regarding pond maintenance. Brett will continue to oversee and work with Brian on pumps.
- Common Areas – get quote for path sealing. Contact Ronald's Tree service for tree removal on Villa France and removal of low hanging branches on Moret Ct.
- Social Committee – Golf outing is scheduled for September 29 and Holiday luncheon is scheduled for December 8th at Lakelands Country Club.
- Sunshine Committee – 7 houses have been sold
- Long Term Planning – Work with Jim Graff on forecasting.

Old Business:

- Entrance Sign – Carlene reported that Johnson is looking at installing repaired sign the 2nd week of October.
- Website update – Carlene is working with Marsha and Laura to u

New Business

- The board suggested meeting with Jeff from MLP about where snow should be pushed this winter to avoid snow blocking driveways.
- In February we will put together a scope of work for next summer and possibly put the scope out for bid.

Meeting adjourned at 3:30 pm