

**Villas of Oak Pointe Association
Board Meeting Minutes
August 20, 2024**

Meeting called to order at 2:10 pm.

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

Agenda Accepted

Minutes from June 26, 2024 meeting were accepted

Cummings Report:

Financials – July, 2024 statements reviewed. Refund \$202 A/R adjusted.

Two new boat covers \$5,152.34 – Transfer from Reserves shown as boat expense.

Modifications – YTD: 26 Requests. 22 Approved. 4 Pending.

Misc. – Review work orders, invoices and project bids. See attached worksheet.

Committee Reports:

Boats – Big Ben and Little Ben covers were replaced with individual seat covers.

Renew registrations for 2013 Big Ben & 2021 Tritoon.

(Paid by Chris, need to reimburse).

Ponds – Need to clean up on Pond 4. Brett fixed GF plug & seal for Pond 5. Discuss other work to be done on all ponds. Get new bid for next year contract from The Pond Guy. Pond meeting scheduled with Livingston County Drain Commissioner, Brian Jonckheere August 29 at 9:30 for recommendations on our pond system and retention.

Landscape – Ask committee to suggest Fall plantings for entrance, \$500 budget. Let MLP know of possible planting changes. Street sign for Moret Ct./Villa France needs to be straighten. Pole may not be straight. Check other signs.

Social – Next event: Golf Outing September 29. Notices to go out.

Sunshine – 4581 Villa France - Still need Homeowners information.

Recently sold: 5324 Versailles Avenue. 4487 Quebec Lane.

Unit for sale: 4593 Villa France Dr.

Long-Term Planning – Get quotes for Pond projects. Contact Todd Services. Livingston County Drain Commissioner to give suggestions/possible vendors.

Old Business:

Paths – Midwest Pavement: Work scheduled Sept. 9-17.

Guard House – Get prices on replacing windows. Jeremy will reach out to Mike Koch.

Entrance Sign – Paid deposit for repairs. Should be returned 9/6.

Modification Rules & Reg. updated, posted on website. Color selections have been updated. Direct mailing to homeowners needs to be done. Meg Graff is putting together color copies for each homeowner.

“Motorized Vehicles Prohibited” signs. There is a dispute with the locations. Look into painting sign on the paths after repaving.

Old Business (Continued):

Need to submit current documents to be updated on websites. Still in process.

Recruit new members for Modification, Landscape and Boat Committees.

New Business:

Stump Removal: Decide on quotes from Monster Tree to remove tree in common area by pond 1.

Approve quote to remove tree behind Wagnor's for \$700.

Approve tree removal/trim quote, schedule work.

Mailboxes – define association/homeowner responsibilities

Common Areas – how to define

Quote for holiday decorations at entrance from Holiday lighting for \$1400 – approved.

Next meeting scheduled for September 26, 2024 at 2:00 pm

Meeting Adjourned at 3:40 pm