

Villas of Oak Pointe Board Meeting

Tuesday, April 23, 2024

Meeting Called to Order – 9:38 am

Present – Brad Robinson, Carlene Reinhold, Lois Yardley, Jeremy Daunt, Fred Kulka

Minutes from March 5, 2024 Approved

Fred Kulka attended the board meeting to discuss the following items

- Repair of manhole cover on the corner of Versailles and Villa France
- Entry sign in need of repair to include improved workmanship
- Mailboxes need to be updated
- Some street signs are not straight
- Common are near LeBlanc Court should be cleaned up
- Homeowners should not perform tree trimming
- Improper removal of tree in LeBlanc Court
- No homeowner should use rocks as their landscaping versus grass. Bylaws require grass

The Board thanked Mr. Kulka for his suggestions and advised that they would follow up.

Cummings Report:

Financials - February 2024 statement was reviewed and approved

Violations - It was agreed we would move forward with collection action.

Modifications – YTD: 8 Requests. 6 Approved. 2 Pending

Misc. – Jeremy will follow up with Midwest regarding paving of paths to establish a final cost of work and when work will begin.

Committee Reports:

Boats – Brett still needs to submit invoices for props bought online. Boats taken into storage on October 2. Big Ben's cover is ripped. Chris is looking into repair estimated cost \$250 or replace \$600.

Renew registrations for 2013 Big Ben & 2021 Tritoon.

Ponds – Discussion continues regarding pond retention and beautification.

Landscape – Review dead cherry tree in common area behind 5114 Versailles Ave.

Street sign for Moret Ct./Villa France needs to be straighten.

Social – No report

Sunshine – 1 home sold: 4644 Villa France. Need residents' information.

2 homes up for sale: 4581 Villa France, 5324 Versailles Avenue.

Long-Term Planning – Submit year-end numbers and 2024/25 budget to Jim Graff.

Get quotes for Pond projects. Contact Todd Services.

Old Business:

Paths – Midwest Pavement proposal accepted. Work to be done in the Spring of 2024.

Guard House – Get prices on replacing windows. Touch up paint on upper windows, etc.

Entrance Sign – Repairs need to be reviewed in the Spring.

Review MHOG/Common area property behind 5107 Moret Court for tree planting.

MHOG replied - no funds available this Fall. Check in the Spring for funds.

New Business:

- Update Modification Rules & Reg. – Look at color choices. Lois Yardley, Alyce Riemenschneider, Meg Graff and Carlene Reinhold have started discussions. Let residents know this information in the next newsletter.
- “Motorized Vehicles Prohibited” signs received, some put in. There is a dispute with the locations. Look into painting signs on the path instead.
- Need to submit Website updates. Marsha Choley has agreed to manage information fed to webmaster for Website update.
- Jeremy will create a presentation for annual meeting and present to the board for review and additions.

Meeting Adjourned – 11 am

Annual meeting scheduled for May 15, 2024