

Villas of Oak Pointe  
Board Meeting 1/24/22

Present: Brad Robinson, Carlene Reinhold, Lou Ann Goldblatt, Jim Graff, Jeremy Daunt

Called to order 11:03 at Oak Pointe Country Club

Agenda approved

Minutes from last meeting approved

*Cummings PM review: Jeremy Daunt*

90% of co-owners have registered online, going well. TH PM has not yet released documents for transition to Cummings. Financial are needed and other important documents. Board to reach out to TH. Kevin Spicher of Spicher services doesn't feel the need to become vetted because his work is as needed and not contractual.

*Committee Reports:*

**Boats:** Invoice for winter storage will be paid by Cummings because TH didn't pay when billed. We need a financial forecast from the boat committee to prepare the new budget.

**Landscape:** Plowing issues discussed.

**Ponds:** Brett Ellis forwarded his current review of the ponds for review. Two vendors will be handling most of our work. Landscape work (due to muskrat damage and other) and muskrat removal will need attention in spring around ponds 1 and 3. Further discussion on pond improvement to continue. Long term planning committee input also.

**Social:** NTR

**Sunshine:** NTR

**Modification:** Going well using Cummings forms online. Deleting forms on our website and directing to Cummings site for completion. More comprehensive and easy to complete. Webmaster to assist with links. Maggie at Cummings can help if needed.

**Long Term Planning:** Presentation by Jim Graff on in depth review of reserves going forward, potential projects. Excellent snapshot of Villas future with large projects. 2022 to begin investigating some of them. Drainage, ponds, asphalt roads and pathways are just a few of the large investments in our future. Power Point attached. RFP's to vendors for pricing to better estimate needed funds. Phasing projects will be needed, raising HOA and potential for assessments could be another form of financing large projects. Discussions to continue as info becomes available. Need to bring clarity to expense lines including pond expenses in the budget. Capital improvements vs expenses needs to be better defined in the budget. Reserves to be updated for rolling 10 years rolling.

**New Business:**

Cummings: Michigan law requires annual CPA review of budgets/documents. Carmon will set up, cost \$900.

Vendor vetting at Cummings going well, some still needed.

Snowplow issues: damage will be repaired in spring

**Old Business:**

Walking paths: see above

Musk rats pond 5: call vendor for spring removal

Driving range net: to be replaced in the spring per Bill Durham at Club. Weeds and branches being cleaned up prior to installation.

Annual meeting to take place in April

Meeting adjourned 12:30pm