

Oak Pointe Villas Association
Board of Directors Meeting
August 22, 2012 10:00 A.M.

Attendees: Susan Cope, Robert Harvey, Larry Jannon, Ron Jones

I. Call to Order: Meeting called to order at 10:00 A.M.

II. Approval of Minutes: Minutes of June 25, 2012 were approved pending amendments to be sent by email. Mr Harvey will send all electronic copies to John Evenson to place on website

III. Home owner Concerns:

- A. The board discussed the ongoing issue with excessive cattail growth in the retention ponds. Ron referenced information on chemical treatment to reduce and eliminate cattail growth. This information was previously sent out in an e mail communication. Ron will obtain quote for costs to use on ponds 1 and 5.
- B. Damaged Tree at Entrance - The Board will collect the removal and replacement costs from the homeowner responsible for the damage, hold the money in escrow and leave the tree in place until June 2014 to see if it recovers on its own. The tree will be removed and replaced if it dies. If it recovers, the money will be returned to the homeowner.

IV. Open issues:

- A. The Board discussed Cell Antennae issues. Lease and easement agreements have been signed on behalf of the Villas. We are waiting for the paperwork to be completed by the other parties.
- B. Social and Sunshine Committee: The board discussed need for procedures accounting for monies from events planned by the social committee. Sue will send the board a draft of proposed procedures to board for their approval before presenting it to Ms. Marvin.
- C. Landscape Committee Guidelines. Larry Jannon presented his proposed changes to documentation required for landscape changes.
- D. Filbert Parking Issues. Our attorney sent a letter to the Filbert resident who parked a boat trailer on Villas limited common element.

V. New Business.

VI. Committee Reports.

- A. Boat Committee: A discussion took place on excessive repair of props this season. Possibly due to low water levels. It was suggested that a Villas account be set up with Wilson Marine so that bills could be sent directly to Kramer-Triad for payment.
- B. Social Committee: No report
- C. Community Association. A report on the 4th of July Celebration was given. Oak Pointe Country Club and Burroughs lost money due to light food sales and were reimbursed \$1,500 and \$300, respectively, by the committee.
- D. Architectural Committee. The Board signed off on paint/roofing requests that had been previously approved by Mr. Harvey.

VII. Property Manager Financial Report: Ron Jones presented report.

VIII. Schedule Future Meeting: Next meeting scheduled for September 19, 2012 at 10:00 A.M.

IX. Adjournment. Meeting was adjourned at approx. 12:00: P.M.