

Oak Pointe Villas Association
Board of Directors Meeting
August 21, 2014

Attendees: John Berkaw, Larry Jannon, Jon Evenson, Ron Jones

I. Call to Order: Meeting called to order at 09:59 A.M.

II. Approval of Minutes: Minutes of July 2014 were approved by the Board members.

III. Home Owner Concerns:

- A. Bea Flanigan has voiced concern about tar on her driveway following the repaving of Moret Ct. Ron Jones will investigate.
- B. Signs on the road islands are being changed from “No Pets” to “Please clean up after your pets”. Ron Jones will order the signs.

IV. Open Issues:

A. Curb and Road Project.

- 1. Work on curb replacement and a total replacement of Moret Ct (from Villas France to the water tower) have been completed.

B. Reserve Study.

- a. The Board discussed the need to complete replacement of all roads by 2018, which is the target date stated in the Reserve Study. To do so would require an increase in monthly dues and/or an assessment to cover the expense.
- b. The Board is reviewing the option of extending the life of the current roads by performing preventative maintenance, including the patching of small sections of the roads, applying crack sealer where necessary, and/or applying a seal coat to roads that haven't been replaced yet. Ron will seek bids for patching, crack sealing, and seal coating. The Villas Board and Ron Jones will walk all the Villas roads next week to identify those road sections that are anticipated to need replacement within the next three years.
- c. Even if the lives of current roads are extended beyond 15 years, it is expected that an increase in monthly dues is inevitable. The Board will review and recommend a dues increase by November, 2014, so that it can become effective at the start of the Villas fiscal year (March, 2015). Communication to the community will be included with the announcement of a dues increase next year.

V. New Business:

- A. Larry Jannon drafted a document that defines the roles and responsibilities of the Board members. This has been circulated among the other Board members and Ron Jones for comments. After incorporating suggested changes, Jon will upload this document to the Villas website with a link to it from the “Board & Committee” page.
- B. The Harris boat cover had been repaired by Wilson Marine earlier this year and the Boat Committee was not satisfied with the quality of the new cover. Wilson Marine has invoiced K-T for that cover. Steve Rogal will return the cover to Wilson Marine to have it repaired again before K-T pays the invoice.

VI. Committee Reports.

A. Boat Committee:

- a. It has been determined that an online calendar system will be put on hold until next year due to a functionality issue that Jon has reported to the vendor. As it currently exists, residents would be allowed to make reservations but do not have the authority to delete reservations. Administrator authority is required to delete a reservation. A request has been made to the software vendor to allow a user to delete their own reservation and provide an audit log of all additions, modifications, and deletions.
- b. The Board reviewed a multitude of issues with the boats, including residents leaving them dirty, low fuel levels, and bent props. An analysis of the Boating Rules & Regulations will determine if a revision is necessary to allow enforcement of the rules.

B. Social Committee: Nothing to report

C. Community Association: Ron Jones provided a summary of actions taken in the past month, including review of pine trees at the entrance at Oak Pointe Drive, where some trees may need replacement.

VII. Property Manager Financial Report: Ron Jones presented the report and there were no unusual disbursements.

VIII. Schedule Future Meeting: Next meeting scheduled: 9/25/2014 at 10:00

IX. Adjournment. Meeting was adjourned at 12:17 P.M.