

Oak Pointe Villas Association

BOARD OF DIRECTORS MEETING

August 17, 2017, 9:30 AM

Oak Pointe Country Club

Minutes

Attendees: John Berkaw, Becky Libler, Bob LaGanke, Joe Gebhardt (K-T),

Guests: Lou Ann Goldblatt, Tom Sullivan, Jerry Poissant

Meeting called to order: 9:31 A.M.

- I. Minutes of July 17, 2017 meeting approved.
- II. Homeowner Concerns:
 - A. Villas entrance and sign:
 - a) Sign refurbishment still not completed. The current bid for removal of the old sign and posts and installing new is \$825, with work to be completed in 4-6 weeks. Joe is seeking an alternative bid.
 - b) Lou Ann expressed concern regarding state of the bushes at the entrance on the right. All agreed that the arborvitae at corner should be removed as a safety measure and dead/dying bushes on top removed.
 - B. Shared yard storm drains: Board agreed that shared storm drains installed during original construction are responsibility of the Association.
 - C. Snow removal on pathway to Filbert: Approved.
 - D. Lack of barrier between homeowner and driving range: Homeowner has asked for relief from errant golf balls on his property. Currently, there are no trees or netting to protect his home. Bob LaGanke offered to work with OPCC on possible solutions.
- III. Open Issues:
 - A. Muskrat removal service: Cost of service to date is \$1349. Traps have been removed. It was reported that there is still muskrat activity in Ponds 1, 3, and 5. Joe will have the traps replaced.
 - B. Roads and pathway: Allied submitted a quote for crack fill, sealant, and pathway repair. Their work will also include a repair of last year's pavement on Villa France at no additional cost.
- IV. New Business:
 - A. Tree recommendations: Tom Sullivan presented his findings after considerable research on the best strategies for replacement of common area trees damaged or destroyed in the unusual windstorm earlier this year.
 - a) Approved Tom to move forward with using arborvitae for replacement.
 - b) Approved that homeowner may request another type of tree, which must be approved by the Tree Committee, and any difference in cost is the homeowner's responsibility.

- B. Spraying of trees: Many of the trees along the driving range have needle cast, so regular spraying, mulching, and weeding is recommended to help prevent the spread of the disease.
 - a) Board approved spraying 2x a year, at a cost of \$450 per spray. Spraying to be done by West Side Forestry.
 - b) Board requested that all trees in the Villas be reviewed for needle cast, with homeowners notified of the opportunity to seek spray treatment (at a reduced cost) while the service is in the neighborhood.
- B. Restrictive Covenant: Board President discussed several possible proposals to replace the current covenant with current OPCC manager, Bill Durham, who did not find them of interest at this time.
- V. Committee Reports
 - A. Boat Committee: no report
 - B. Social Committee: no report
 - C. Safety Committee: no report
 - D. Pond Committee:
 - a) Jerry Poissant discussed concerns about the cattail treatment. Joe reviewed the Plan for 2017 submitted by Waterscapes and will monitor their delivery of service.
 - b) Concern about sump pumps and the amount of money spent on extra pumps needed in winter time to control level of water. Should we consider another configuration? Joe will bring data to help with decision.
 - c) Jerry discussed need for replacement of electric panel on Pond 3. Joe will get quotes.
 - E. Landscape Committee: New committee formed, chaired by Lou Ann Goldblatt. The Tree Committee (Tom Sullivan) is now a part of the Landscape Committee. First priority: Villas' entrance.
- VI. Property Manager's Financial Report: Accepted
- VII. Next meeting scheduled: Thursday, Sept.28, 2017, 10:00 A.M., OPCC
- VIII. Meeting adjourned: 1:00 P.M.