

Villas of Oak Pointe Association
Board of Directors Meeting
Tuesday August 14, 2018 10:00 AM
Oak Pointe County Club

Minutes

Board Attendees: Hank Budesky, Rebecca Libler, Bob Laganke

Also present: Lou Ann Goldblatt (Landscaping Committee), Jim Smock (Kramer Triad), four co-owners

- I. Meeting called to order 10:17 AM.
- II. Minutes of July 10, 2018 meeting approved.
- III. Homeowner Concerns: A co-owner stated that she found Plexiglas shards in the Quebec cul-de-sac and expressed concern they may have been placed there with malicious intent. Co-owner removed the shards. Upon investigation, nothing was found to support the allegation of malicious intent.
- IV. Open Issues:
 - A. Front entrance signage: Sign Committee to inspect letter colors at manufacturer. Delivery anticipated in early September for installation.
 - B. Repair of Lot #99 bricks damaged by snow plow: co-owner not satisfied with repair. Kramer-Triad follow-up with Spicher Services who repaired the bricks revealed that there is no foundation to secure the bricks in place. Adding a foundation would be at co-owner expense.
 - C. All "No Pets" signs in cul-de-sac islands have been removed and put in storage in the Guard House in response to some co-owner dissent. Reminder that the current requirement to "Pick up after your pets" applies to all areas of the Villas, including cul-de-sac islands.
 - D. Cart Paths: Golf carts from outside the Villas continue to use Villas' roads and cart path to access the clubhouse and other areas of OakPointe. Hank Budesky to speak with legal counsel as to installing additional markers restricting access and to identify any liability issues. He will also request (again) that OPCC create an entrance on their property to accommodate golfers wanting to enter from Filbert.
 - E. Road paving: Waiting on quotes from Allied Paving, hoping to have work completed in September. Curb repairs will be completed first.
- V. New Business:
 - A. Letter from legal counsel of intent to sue received re placement of "No Pets" signs in cul-de-sacs. Kramer-Triad will send a letter to the lawyer stating the action the Board has already taken to resolve the issue (see Open Issues: C above).
 - B. Boating Rules & Regulations: Revisions to the current document were approved by the Board. These included:
 - 1) If a resident intends to cancel their reservation, it should be done within ½ hour of the reserved start time regardless of the weather. This courtesy will allow other residents the opportunity to use the boat.
 - 2) A detailed listing of what is considered violations of the Boat Rules & Regulations.

3) Fine Policy for Boating Violations (per boating season):

1st offence: A warning from the Villas Board of Directors.

2nd offence: A 2- week suspension of boating privileges.

3rd offense: Suspension of boating privileges for remainder of boating season.

VI. Committee Reports:

A. Boat Committee: Reiterated the various circumstances that precipitated the development of the proposed revisions to the Boat Rules & Regulations and reiterated that enforcement of the rules & regulations is the purview of the BOD. Also discussed the viability of continued use of the current ski boat given the difficulty in steering, and the small number of users; however, no recommendation was put forward at this time.

B. Social Committee: Reported that bills from the summer social were submitted to Kramer-Triad in a timely manner but have yet to be processed for payment. Board agreed that this is unacceptable and instructed Jim Smock to follow up immediately. Board suggested that the committee set up a separate account in a local bank to facilitate transactions supporting the social events.

C. Sunshine Committee: Del Sawka reported that several new co-owners have been welcomed with gift bags from Great Harvest this summer, get-well cards have been sent when notified of need, and sympathy cards/ flowers were sent to two co-owners who each lost a family member. Del also informed the Board that she wished to step down from this volunteer position. The Board thanked her for her service and will be looking for another "angel" willing to take up this work soon!

D. Safety Committee: No report

E. Landscaping Committee: Lou Ann Goldblatt updated the Board on completion of planting projects. Also stated fall clean-up will take place when the leaves start to fall.

VII. Property Manager's Financial Report: accepted.

VIII. Next meeting scheduled: Monday, September 24, 2018, 10:30 AM, OPCC.

IX. Meeting adjourned: 11:31 AM.