

# Oak Pointe Villas Association

## BOARD OF DIRECTORS MEETING

December 19, 2016 10:00 A.M.

Oak Pointe Country Club

### MINUTES

Attendees: John Berkaw, Bob LaGanke, Becky Libler, Ron Jones, Lauren Swanson

- I. Meeting called to Order at 10:05 A.M.
- II. Minutes of November 14, 2016 approved.
- III. Home-Owner Concerns
  - A. Pine trees on path from LeBlanc Court & Pond 3: Approved trimming at a cost of \$665. Contract to go to Beauchamp's.
- IV. Open Issues
  - A. Security Cameras Update: Cameras have been ordered. Guard house needs to be cleaned out and organized prior to installation.
  - B. Pond Maintenance & Winterization: Bubblers need to be moved next to pumps for the winter.
  - C. General Common Elements versus Limited Common Elements: Staking is not yet completed. Lauren will contact Boss Engineering as to status of work.
  - D. Cattail Removal: Reviewed again the plan for cattail removal in Ponds 3, and 5. Pond 5 must be lowered manually and permission received from OPCC. Lauren will contact Water Landscapes to trim cattails as soon as possible. Discussion to continue at a future meeting.
- V. New Business
  - A. 2017/2018 Budget: Discussed minor adjustments to the draft. Approved new budget with **no increase in Association fees**.
  - B. Blue Spruce Issue Villa France & Versailles: Requested that an arborist be contacted for opinion on course of action with three diseased trees.
  - C. Pine Trees along Driving Range: Responsibility for maintenance and/or replacement (OPCC/Villas/homeowner) will be discussed after the survey is completed.
- VI. Committee Reports
  - A. Boat Committee:
    - a) Villas will continue to have four (4) boats.
    - b) Board requests that members of Boat Committee ask Wilson for the agreed upon discount at time of service.
  - B. Social Committee: Board thanks the committee for another successful Villas Holiday party.

- C. Community Association: no meeting to report.
  - D. Pond Committee: No report.
  - E. Safety Committee: No report.
- VII. Property Manager's Financial Report: Accepted.  
Congratulated Ron Jones on his retirement and officially welcomed Lauren to the position.
- VIII. Schedule Future Meeting: TBD for the second week of April if needed in preparation for the **Annual Meeting on April 25, 2017, 6:30 P.M.**
- IX. Adjourn: 11:26 A.M.