

Oak Pointe Villas Association

BOARD OF DIRECTORS MEETING

December 4, 2017, 2:00 PM

Oak Pointe Country Club

Minutes

Attendees: John Berkaw, Becky Libler, Jon Evenson,
Ron Jones (K-T)

Guest: Lou Ann Goldblatt

- I. Meeting called to order at 2:17 PM.
- II. Minutes of October 30, 2017 meeting approved.
- III. Open Issues:
 - A. Lot #6 tree replacement: homeowner will decide on tree selection, subject to Landscaping Committee approval, with planting to occur in the Spring.
 - B. Final asphalt payment approved.
 - C. Path signs: Placement of posts with signage restricting motorized traffic on designated paths is in progress.
 - D. Restrictive Covenant: No response from OPCC to date.
- IV. New Business:
 - A. CD Rate/Bank Choice: Board voted to move \$100,000 from Reserve to a one-year CD at rate of 1.35%.
 - B. 2018-2019 Draft Budget review completed. Final Budget approved with no increase in fees.
 - C. Kramer-Triad Visit: K-T will make visual inspection of all lots once per month from November thru March, and twice a month from April thru October with email status reports sent to all Board members following those inspections unless a Board meeting is within a week of inspection. This month's inspection resulted in three potential issues:
 - a) Lot #43 grill outside: Board determined placement appropriate and no action needed.
 - b) Lot #7 berm not being kept up: Board requested a violation letter be sent.
 - c) Lot # 53 berm not being kept up: Board requested a violation letter be sent.
 - D. Waiver of Liability signed for Creative Resources.
- V. Committee Reports:
 - A. Boat Committee: Boats have been winterized and put in storage. A budgetary estimate for 2018-19 was submitted.
 - B. Social Committee: Christmas party planned for Dec. 9th at OPCC.
 - C. Safety Committee: no report.
 - D. Landscape Committee:
 - a) Front entrance plantings:

- (1) Phase 1 completed. 50 yews planted at the entrance.
 - (2) Phase 2 (Spring 2018) will put arborvitae on the hill where the irrigation equipment is located. Also, the entrance sign being redesigned under the direction of Alyce Riemenschnider should be completed in this phase.
 - (3) Phase 3 includes trimming trees at the entrance and in cul-de-sacs.
- b) Spraying for needle-cast:
 - (1) All fir trees on Association common area property will be sprayed May to June.
 - (2) Board requested Lou Ann Goldblatt, committee chair, to request quotes from forestry group for spraying homeowners' fir trees at the same time. Homeowners will be billed for treatment of trees on their property.
- c) Ponds: The former Pond Committee has now been merged with Landscaping Committee. Loretta Mackenroth has agreed to oversee all the ponds.

- VI. Property Manager's Financial Report: Accepted
- VII. Next meeting scheduled: Monday, Mar. 26, 2018, 2:00 P.M., OPCC
- VIII. Meeting adjourned: 5:06 P.M.