

Called to order 4pm

Agenda accepted

Approval of minutes for 1/14/2020

No comments from co-owners

Committee Reports:

Modifications: Review and discussion of Rules and Regulations documents being updated by Barb Sullivan and Meg Graff. Discussion around vendors that are hired by co-owners and requirements, potential fines for violations or neglect to obtain completed Modification Request. Final draft to be presented at March BOD meeting for approval. Plan to present at annual meeting 4/30 to association.

Boats: BOD approved to upgrade flooring choice and depth finder for Little Ben refurbishment. New boating rules and regulations to be shared and discussed at the annual meeting. All boaters must read and sign that they understand and abide by boating rules and regs.

Social: Meeting on 2/27 to set dates for all summer events and to hopefully find someone to take on the leadership of the group. OPCC sponsored mixer for Villas only 5/ 31.

Sunshine: nothing to report

Ponds: Brett Ellis has met with the Pond Guys to discuss a 2-3 year contract for total pond maintenance, he will share with Paul Ewing then present BOD.

Landscape: Request For Proposal has not yet been sent by TH to Beauchamp for services for the following: snow plow, mowing, spring and fall cleanups, sprinkler service, flower planting. Beauchamp waiting for that document to proceed. BOD agreed that the Villas will be paying Beauchamp to fix grass by Filbert gate that was damaged during plowing required by the fire dept. Beauchamp is only to plow if ground is completely frozen. Complaint was made by co-owner of damage to yard next to gate area and was told it would be fixed in the Spring.

RFP requested by BOD to TH for Back to Nature fertilization and weed control for 2-3 yr contract. Resolution of dispute over services rendered in 2019 that were cancelled by the Villas Landscape Committee needs to be dealt with by TH when negotiating new contract. If BTN will not agree then RFP needs to be sent to other vendors that the Landscape Comm. approves of. Email sent to Paul Ewing outlining services needed on this contract by Lou Ann.

BOD approved early payment to Westside Forestry of \$2992.50 as discounted rate for needlecast spraying in the spring.

Property Management Reports:

Financial: Review of annual budget for 2020/2021, BOD approved following a few adjustments. BOD has requested numerous times that certain line items be separated under headings to make it clearer of what is being spent. Discussion around co-owner in arrears over fines lasting several years and delinquent dues payment. TH to reach out for rectification.

Work Order Report: Paul Ewing has contacted Voss Engineering to obtain a survey of Filbert gate area for property lines to determine common area. Cost of \$500 was approved by the BOD.

Community Issues: TH asked to complete a physical survey in the spring of all homes and guard house regarding rotted wood and need for paint.

Recommendations will be made to co-owners in writing and perhaps listing vendor(s) they could utilize for repair. BOD agreed to house 10 new mailboxes in the guard house for replacement requests for rusting and broken mail boxes. Discussion about asphalt paving of walking paths, still strong interest in multiyear project, no resolution at this time.

Old Business:

Filbert Gate area: BOD asked TH to send an RFP to Allied Construction for a paving quote on entire area in front and behind the gate.

ATT Lease Payment: Non resolution after a year of trying to obtain money owed. TH contacting Hirzel Law for advice.

Rules and Regulations: see minutes in committee section above.

New Business:

2020/2021 Budget Approval: See in minutes above

Legal Fees with OPCC: Continued discussion on how to manage lien on co-owner property that is \$22,000 in dues arrears with OPCC and the effect that the restrictive covenant has on this moving forward according to Hirzel Law. No resolution at this time, further investigation by Paul Ewing with Bill Durham at OPCC.

OPCA report: Nothing to report at this time

Meeting Adjourned: 6:39PM

Next meeting March 12th 4pm, OPCC