

Oak Pointe Villas Association
Board of Directors Meeting
January 15, 2015

Attendees: John Berkaw, Larry Jannon, Jon Evenson, and Ron Jones. Jon Booth from HRC Engineering and Jerry Poissant were only present for the Open Issues discussion and the Road Report.

I. Call to Order: Meeting called to order at 10:00 A.M.

II. Approval of Minutes: Minutes of December 2, 2014 were approved by the Board members.

III. Home Owner Concerns:

A. Ron Jones was asked to follow up with homeowner concerns related to snowplowing and the storage of personal property in an inappropriate location.

IV. Open Issues:

A. Pond #3 (north end of Versailles at Villa France)

a. HRC Engineering with the assistance of Jerry Poissant performed GPS elevation analysis of the existing drain system for pond #3.

i. At present, water is pumped from pond #3 to pond #4 (east of Quebec) when the level in pond #3 approaches/reaches the maximum level.

ii. Jon Booth reported the maximum acceptable level of pond #3 is higher than the catch basin in front of 5436 Versailles. As such, water should flow to this catch basin during maximum level conditions. If true, a drain line could be run from the catch basin at 5436 Versailles to a catch basin on Quebec. This would eliminate the need to run pumps when the water level rises.

iii. In the spring, pond #3 will be monitored to ensure it will back up to the catch basin, as expected. If necessary, water will be pumped into pond #3 to force a maximum acceptable level. If this works as described, the Board will solicit a proposal to implement a gravity-based drain system.

B. A report was provided to the Board from Advanced Underground Inspection that detailed the condition of all catch basins in the Villas. The report documented the condition of the chimney, wall, bench, and step of each catch basin. Of the 34 catch basins, 7 were classified as being in poor condition (cracks or leaks of varying degree).

a. The Board is awaiting a price proposal from AUI. It is expected that the Board will prioritize remediation based on the degree of deterioration and schedule of street resurfacing.

V. New Business:

A. Road Report

a. Jon Booth and Jerry Poissant reviewed the results of the recent core drilling done within the streets of the Villas. The cores reflected that the subsurface of our roads at the ten locations drilled were basically in line with the original specs. Although there might be future issues with subsurfaces, they look

pretty positive based upon those readings. Jon said that our on-going maintenance efforts of filling cracks and replacing curbs and sections of roads as needed was very appropriate and is what he would do if he lived here. However, he thought that sealing the roads was primarily of cosmetic value and only had nominal value in terms of road longevity. Jon thought that, with continued proactive road maintenance, some of the un-resurfaced road sections may last for up to 5 more years.

- b. Jon Booth discussed possible resurface options
 - i. Strip the asphalt completely and resurface. This is the process used for Moret Ct and is considered the best option for longevity.
 - ii. Mill and repair surface. This process removes only a couple of inches of the surface, followed by resurfacing with two inches of new asphalt. The drawback to this approach is that sub-surface cracks will reappear in the new asphalt within one year.
 - iii. Cold inplace recycle. With this process, asphalt is stripped and recycled. The drawback is that the new surface will be higher than it was originally. This is a problem with our cement curbs unless curbs are also replaced. Not an option.
- c. Jon Booth recommended installation of edge drains when the roads are resurfaced. These drain are routed to the catch basins. This will extend the longevity of the roads.

B. Storage of Villas Documentation

- a. Instead of storing documents at Kramer-Triad (for a fee) or having Board members store Villas documentation, it was recommended that the guard house be used for storage. Ron Jones will acquire pallets to set on the floor of the guard house before placing boxes and other material within.

VI. Committee Reports.

A. Boat Committee.

- a. Larry Jannon is working with Wilson Marine to resolve billing errors related to the winterization of the pontoon boats. Also, the Villas has not received invoices for the ski boat and a prop repair.

B. Social Committee.

- a. Nothing new to report.

C. Community Association

- a. Nothing new to report.

VII. Property Manager Financial Report: Nothing new to report

VIII. Schedule Future Meeting: The next Board meeting is scheduled for February 12, 2015 at 10:00 in the OPCC Pub.

IX. Adjournment. Meeting was adjourned at 11:41 P.M.