

Called to order 3:57pm

Agenda approved and excepted

November minutes approved

### **Committee Reports**

**Modifications:** Barb Sullivan reviewing recent modification request. Discussion re front door on co-owners new door that got painted a burgundy that is not with in their color palette even though they were told it need to be with in their approved palette. BOD decided not to force a paint change color. Paul Ewing shared that all modification forms must also go to TH for unit record keeping, so noted. Rules and Regulations being reviewed/ updated by Barb, will bring to BOD, TH for review. Goal to have by end of Feb for final review and then update and distribute at Villas annual meeting. Per Paul a co-owner has been notified that their outdoor lights do not meet size requirements.

**Boat Committee:** New boating rules and regulations approved by BOD for final resolution. Discussion on how to disperse to co-owners for new season and signatures. Paul Ewing to investigate proper process, inform BOD. Board approved \$8300 bid from Mac Marine to refurbish the Little Ben pontoon boat and notified Boat Comm.

**Ponds:** Brett Ellis to assess pond issues for all 5 ponds for the 2020 year and going forward. How can we reduce effort, cost and equipment to provide longer term solutions. Goal to contract with one pond vendor to provide all needed services vs multiple vendors. Paul Ewing will be working with Brett on this topic.

**Landscaping:** Discussion and request emailed to Paul Ewing about goals for new 3 year contract with Beauchamp for mowing, maint, sprinklers, snow plowing. Mulch for front entrance and culdesacs to be included for every other year on Beauchamp contract Paul Ewing will be working out payment issues with Back to Nature (BTN) on contract for fertilization and weed control on common turf areas. BOD recommended to TH to continue contract with BTN with a revised contract due to service eliminations, their service has been effective and cost is reasonable. Bid from Beauchamp on fertilization and weed control too high, Lou Ann notified vendor. Two year contract approved for West Side forestry at \$3150 for Needlecast spray on golf range tree line.

**Sunshine:** nothing to report

**Social:** nothing to report

### **Property Management Reports: Paul Ewing**

**Finance:** Review of balance and budget on target. Paul to investigate dollar amounts in question for clarification. Discussion re: OPCC still owes Villas of OP legal fee of \$1096 paid last year for release of lien on co-owner for lack of dues payment, this needs resolution ASAP Adjust reserve budget by moving paving project from operational budget to reserve budget.

BOD approved budget for workers comp insurance for Villas of OP for \$575 for 2020, TH to search for new vendor for this policy, price could vary. 2/10/2020 to determine amount of reserve payment going forward.

**Work Order** and open item review: no open work orders

**Community issues:** Rotted wood on several homes needs attention. TH will perform an assessment of all homes and issue letter of recommendations to co-owners with a Sept 2020 deadline for repair.

### **Old Business:**

**Filbert gate** entrance would need determination of easement on west side of gate if boulders are to be placed. BOD doesn't want to approve funds (\$1500) for engineering survey at this time. Further discussion on this at next meeting. Beauchamp shown the snow plowing area at Filbert gate based on fire dept requirements, work was done.

**ATT** still owes the Villas 2018 usage fee of \$11,040 for the use of water tower space, getting Hirzel law involved in this investigation that as lasted over a year now, need written proof of payment from ATT, TH to handle. Payments from Verizon and ATT received for 2019 usage 12/23 2019, \$11,040/each.

**Rules and Regulation committee:** Rules and Regulations being reviewed/ updated by Barb, will bring to BOD, TH for review. Goal to have by end of Feb for final review and then update and distribute at Villas annual meeting. Also shown under modification comm news.

**New Business:** Repaving walking paths tabled due to lack of reserve build at this time.

Electrical issues: 2 plugs at Villas front entrance not working, perhaps damaged during lighting project.

Boat Covers: Betsy Lee investigation a unique and easier boat covers for cost, life of etc.. will report back.

**OPCA report; Lou Ann, Paul**

Continued discussion of poorly lite main entrance, DTE was present to share idea of poles with lights they offer and service. Rep offered areas to view to evaluate a variety of lights in other subs.

Issue on road to Club where asphalt and rebar were cut by someone which is causing an area to sink, will need repair in spring.

Discussion continues on parking signs along main road and if they're needed, Sheriffs dept towing requirements, twp and county have no rules that apply to parking. Many OP residence want these removed or at least some removed.

Adjourned 6:35pm

Next meeting 2/18/2020 4pm OPCC