

Oak Pointe Villas Association

BOARD OF DIRECTORS MEETING

July 23, 2015 4:00 P.M.

Oak Pointe Country Club

Minutes

Attendees: John Berkaw, Bob LaGanke, Becky Libler, Ron Jones, Jim Blair

- I. Called Meeting to Order at 4:10 PM
- II. Minutes of the June 15, 2015 meeting were approved by the Board members.
- III. Home-Owner Concerns
 - A. Pond 2 Re-furbishing: Project finished except for the crock. Homeowners affected are considering the addition of river rock over the top of existing stone at a cost of approximately \$450 and other improvements to be done at their own expense.
 - B. Pond 5 Power Outages: Have been occurring frequently, discovered power outage originating at the guard house and driving range area and appropriate measures are being taken to rectify this concern.
- IV. Open Issues
 - A. Ponds: see above under Home-Owner Concerns.
 - B. Path off Quebec Lane: John Berkaw has contacted the fire chief to assess if they have any concerns/needs regarding the use of that entrance for emergencies. The mulch on the path is scheduled to be replaced with concrete in the near future. Because this is a relatively small job, the exact date will be scheduled when the concrete contractor has another job in the area.
 - C. Pathway Landscape at 5289 Versailles: Several bushes that appeared to be dead were being considered for replacement. The home-owner requested to be involved with choice of shrubs. However, when dead limbs were pruned, new growth has appeared at the base of the existing shrubs so no replacements are being considered at this time.
- V. New Business
 - A. Roads: Following the Board's spring walk-around, there was discussion of filling cracks on Versailles and the courts (Quebec and LeBlanc). Ron will get quotes on crack filling there and any other areas done previously.
- VI. Committee Reports

- A. Boat Committee: Jim Blair reported that the Moomba ski boat is currently at the Wilson Marina for repairs and removal of all gas and water accumulated in the bilge. No detail available yet on cost or if it can be repaired.

The Boat Committee is recommending the replacement of the Moomba with an 18' runabout with an I/O that would be easier to operate and maintain, as well as be a safer boat for most homeowners to operate. More information is needed on trade-in value and the cost of the current repairs before the Board can consider this recommendation. The Moomba was purchased in 2013 for \$21,000.

The committee also proposed replacing the aging StarCraft pontoon boat with a 2013 24 ft. Bennington S series, powered by a 60 hp Yamaha engine with only 32 hours on it. It has upgrades usually found in a G Series, including upgraded captain seats (2), upgraded adjustable steering wheel, depth gauge, upgraded docking lights and bimini's running lights. The engine has one year and the boat three years left on warranty. Original cost new was mid \$30's. Using the StarCraft in trade, the all in cost (taxes, title, and registration) is \$23,000. LaGanke moved and Libler seconded a motion to proceed with this purchase. Motion passed unanimously.

A second proposal to purchase and equip all of our boats with first aid kits was also approved. The Board directed Jim Blair to purchase the kits and place in each boat.

The Boat Committee also recommended that boat engines be placed in the down position when docked as a safety precaution.

As of this date, 77 homeowners from 54 households are authorized to operate the boats. In addition, there are an additional 30 authorized users from 22 households who have not yet renewed their liability paperwork.

- B. Social Committee: All pending bills have been paid.
- C. Community Association: No report as there was no meeting scheduled for July.
- D. Pond committee: Report submitted via email to all Board members. Volunteers on each pond are cleaning up algae, putting bacteria in each pond every two weeks (saving us \$1000 per year), and notifying committee head, Jerry Poissant of any issues. Representatives are:
Pond #1 Linda Nester

Pond #2 Frank Hauser and Jim Blair

Pond #3 Dan Wollschlager, Fred Garchow, Fred Field, Fay Lewis,
Lisa Mancini (more representatives necessary to manage
the new plants placed there)

Pond #4 Keith Baily, Dave Gallaway

Pond #5 Loretta Mackenroth

VII. Property Manager's Financial Report: Accepted.

VIII. Future Meeting – Thursday, Aug. 27th, 4:00 PM at OPCC.

IX. Adjourned at 5:00 PM.