

**Villas of Oak Pointe
Board of Directors Meeting
July 10, 2006
6:30 PM – Jerry Poissant's Home**

Meeting Minutes

Attendees: D. Patterson, J. Poissant, M. Jacobs, R. Jones, Paul Stanko, Jim Stratton, Jim Lumb

1. The meeting was called to order at 6:34 PM.
2. The Board accepted the Minutes for the June 2006 Meeting.
3. Committee Updates:
 - a. Boat:
 - i. Jim Lumb addressed the Board of Director's and expressed his concern over the current boating rules and regulations. Jim was asked to draft a survey with suggestions for changing any of the current boating rules and regulations. Once we have more detail, the Board will communicate to the community.
 - ii. A new radio was installed in Pontoon #2. The Boat Committee is looking into also getting a new radio for Pontoon #1.
 - b. Landscape:
 - i. The Board is looking into landscaping ideas for the walking path along the tennis courts. Once we have more information, we will pass it along.
 - c. Social:
 - i. Nothing new to report at this time.
 - d. Bylaws:
 - i. The Bylaws committee met again and had further discussions of issues facing the Community that may be addressed through a change in the bylaws. They are formulating both pro's and con's to each potential By Law change, and once they have completed this task, they will meet with the homeowners they have been assigned to personally contact, and go over each potential By Law change and the pro's and con's to each one. It is very important that each and every homeowner have the opportunity to meet with a member of the By Laws committee in order that their voice be heard regarding any changes that will eventually be voted upon. It is also very important, that, when the meeting is held to vote one way or the other on each potential By Law change, that each homeowner votes, either in person or by proxy.
 - e. Community Association:
 - i. No meeting was held in July.
 - ii. The next Community Association Annual Meeting is scheduled for September 20th at the club.
4. We have noticed that some of our mailboxes are in need of repair. We will be assessing what needs to be done in terms of repair or even replacement. We will

communicate our findings and what our plan is what we plan to take care of this year. We will also be looking into having someone come in each spring and do an assessment of the condition of all of the mailboxes in hopes of maintaining the mailboxes in a more timely and efficient manner.

5. Work on pond #4 has started. Several trees have already been removed. Draining, dredging and damming of the pond are still to be done.
6. Just a reminder that the Board approved a new web site for The Villas of Oak Pointe that was set up by Jim Stratton. Please refer to Jim's email for the directions on how to access the website. It is very easy to get into it and maneuver around once you are in it. Jim has also added to the website, the ability to send e-mails to some or all of our members with e-mail addresses that are maintained on the website.
7. Jim Stratton has added to the web site, the Color Chart of accepted exterior home colors that each homeowner can paint their home .. provided it is not the same color as the house on either side. The Color Chart can be found under Documents and Forms (Color Selections of Homes). You have the ability to click on a color and have the formula for that color come up that can be printed and taken to any paint store and have the color made for you. Also, Jim has in his possession, color boards of the five acceptable color schemes that can be used to see what your home color scheme is.
8. The Board discussed the issue of those homes that have had their exterior painted a different color then the acceptable color schemes that currently exists. The Board is looking into this non compliance issue and plans on communicating back to the community as quickly as possible on how this issue will be addressed.
9. Based upon discussions with John Cheshire, proposed improvements to Pond #5 near the driving range have been deferred until this fall and / or the spring. It was felt that, once completed; the driving range should operate for the remainder of the season to give us an opportunity to see how the new design affects the performance of golfers and the flight of golf balls. Golfers will also be directed to not hit a club that can hit more than 250 yards.
10. We have a CD that will mature shortly in our Boat reserves. We plan on reinvesting it into a 12 month term CD.
11. Financial Reports for May 2006 were reviewed. Combined assets total \$114,255.07 as of the end of June.
12. The next meeting will take place at 6:30 on August 7th at Dave Patterson's home.
13. The meeting was adjourned at 9:22 PM.