

**Oak Pointe Villas Association**  
**Board of Directors Meeting**  
**June 27, 2013 10:00 A.M.**

Attendees: Susan Cope, Robert Harvey, Larry Jannon, Ron Jones, Stuart Cavcey

**I. Call to Order:** Meeting called to order at 09:55 A.M.

**II. Approval of Minutes:** Minutes of May 23, 2013 were approved. Mr. Harvey will send all electronic copies to Jon Evenson to place on website.

**III. Home owner Concerns:**

- A. Ongoing pond concerns were discussed as it relates to all of the ponds. The Board discussed at length the many issue surrounding Pond 3. This pond does not disperse water in the same way as the other ponds and at times the water appears to be stagnant and not appealing. During excessive rainy periods the pond can encroach on residents homes. The board discussed cost effective solutions to reduce issues with the pond – Ron Jones will report on some methods at the next board meeting.
- B. The board discussed a tree removal issue on Quebec Lane. It was determined that Kramer Triad would send a violation letter as requested by the OPCA.
- C. The board further discussed the restrictive covenant and what options must be taken to further proceed. The board discussed voting procedures and reviewed types of ballots that could be used. The board agreed on a ballot and instructive letters to use. Kramer Triad will handle the mailing by the end of the week. The board also discussed the date and time for the meeting along with ground rules for the meeting itself. There was a concern brought up by Mr. Stuart Cavcey on any noise issue that may interfere with an event at the club.
- D. The board discussed the progress on the cell tower and any concerns associated with it. The continuing issue of golf carts driving to close to the building was discussed. OPCC has assured the board that this has been brought up at their golf events

**IV. Open issues:**

A: The board discussed cell phone tower construction issues. There was a discussion on identifying pavement damage for future repair. ATT has not formally signed lease but are very close to doing so. The board also discussed payment of legal bills incurred. The board will request a status on changes incurred from Mr. Makower.

B: Oak Pointe Country Club Membership – No report

**V. New Business**

- A. Ron discussed the spring walk that was taken over all the streets in the Villas. All areas that needed repair were marked with green paint. The board agreed on a company to make all asphalt repairs. – (August)

**VI. Committee Reports.**

- A. Boat Committee: All boats are up and running. The bathhouse is open. Costs associated with obtaining correct boat covers have been approved
- B. Social Committee: No report
- C. Community Association. No Report
- D. Architectural Committee. The Board signed off on paint/roofing requests that had been previously approved by Mr. Harvey.

**VII. Property Manager Financial Report:** Ron Jones presented report.

**VIII. Schedule Future Meeting:** Next meeting scheduled for July 29, 2013 at 10:00.  
A.M.

**IX. Adjournment. Meeting was adjourned at approx. 12:00 P.M.**