

Oak Pointe Villas Association
BOARD OF DIRECTORS MEETING
June 15, 2015
5114 Versailles

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

- I. Call to Order: Meeting called to order at 3:05 PM.
- II. Approval of Minutes: Minutes of April 14, 2015 and May 11, 2015 were approved by the Board members.
- III. Home-Owner Concerns
 - A. Ponds: See IV. Open Issues: C
 - B. Water Tower: Complaints regarding excessive dust from work being completed on the water tower. The company completing the work was contacted and has corrected the problem.
- IV. Open Issues
 - A. Spring Walk Review:
 - i) The Board concluded that no road repairs are needed this year.
 - ii) Two residences need pavers at the curb reset.
 - iii) The mulched walking path off Quebec Ln. used to access the gate to Filbert St. will be replaced with concrete and additional concrete poured to anchor the fence. Bids were reviewed for three options: 1) remove old mulch and replace with new mulch, 2) pave the path with asphalt, 3) pour a concrete path. Concrete was the least expensive option, as well as the most long-lasting solution.
 - B. Fence along Filbert & Highcrest Update: After consultation with legal counsel, The OPCA Board declined the request from the Highcrest owners group to create an opening in the existing fence separating Highcrest and OakPointe. They also voted to repair damaged sections of the fence and make all sections six feet in height.
 - C. Pond #2: Bids from Beauchamp's (\$1500) and Spicher (\$1325) to lift rocks, put down landscape material, and replace the original rocks were reviewed. This strategy to improve the appearance of the pond and associated culvert in a home-owner's yard appears to be feasible. The affected homeowners have been asked to review plans and may also contribute to additional beautification for the area.
- V. New Business: None
- VI. Committee Reports
 - A. Boat Committee:

Issues: Boat covers on the StarCraft and Moomba are not being properly fastened down, causing high amounts of water to accumulate in the boats during storms. It was noted that two cleats are missing on the Moomba, contributing to the issue.

Complaint about a homeowner leaving the Harris in poor condition, low on gas, etc. Complaints about the same homeowner last year included prop damage. A suggestion was made to check the rules to see if they are explicit enough. The Board recommended that President Berkaw send the homeowner a letter

outlining the complaints and notify the homeowner of the consequences. John will also draft a new form to use in the future to notify a resident when they are in violation of the boating rules and what the consequences are.

B. Social Committee: no report.

C. Community Association: Major issue discussed at meeting was the request from the Highcrest homeowners to gain access to OakPointe by creating an opening in the fence discussed above. In the opinion of legal counsel this would be granting an easement that the OPCA does not have authority to do without the approval of two-thirds of the households in OakPointe.

Plans for the annual 4th of July celebration were also discussed.

D. Pond Committee: There is a balance due of \$203.90 to be paid to Aqua Weed for chemical treatment of the ponds to date. There will be no more chemicals used in the ponds unless requested by Jerry Poissant, chair of the pond committee.

VII. Property Manager's Financial Report: Received from Ron Jones.

VIII. Architectural/Landscape modifications approved:

Lynn and Norma Wallas, 4625 Villa France: change size of kitchen window and install carriage type garage door.

Dan Wollschlager, 4532 LeBlanc Ct.: paint exterior in existing color palette, deck floor and rails to coordinate.

Linda & Dale Martel, 4584 Villa France: install French drain to direct drainage to rock bed & Pond #5.

Dave & Nancy Galloway, 4455 Quebec Lane: remove diseased tree on west side of home.

IX. Next meeting: Thursday, July 23, 2015, 4:00 PM at OPCC pub area.

IX. Adjourned at 3:51 PM.