

Villas of Oak Pointe Board of Directors Meeting, June 17th 2020

Virtual online

In attendance: Betsy Lee, Carlene Reinhold, Lou Ann Goldblatt, Brett Ellis (ponds), Chris Bentley (boat chair)
Paul Ewing(TH), Rob Fitzroy(TH)

Called to order 5:03pm

Agenda accepted

Minutes approved from 3/11/2020

Committee Reports:

Ponds: report by Brett Ellis

Pond 1 needs new motor, electrical issues, 2021 cost could be \$5-6,000.

Pond 2 Ok, drains to golf course

Pond 3 Intermittent issues with flooding, Spicher Services always on call, \$1500 to spray, cut cattails which could help reduce muskrat issues.

Ponds 4& 5 some issues with algae plugging electrical.

All are high maintenance but the 3 companies we're using seem to be working out. * **Work order to Spicher to bury white pipe on pond 4.** New critter company coming 6/22 to set traps for muskrats. Pond watchers on each pond.

Boats: Welcome Chris Bentley as new Boat Comm. Chair

Supra in and out of water with several issues, boat seems to be reserved by 4 co-owners, may consider other options . Little Ben issues with muskrat eating wires, Harris overheating due to negligent user. Boat use very high, marina repair costs high.

Sunshine: Nancy Mamalon choosing to welcome new neighbors with a live arrangement, board agrees

Social Comm: No events at this time due to pandemic, block party to be considered as draws closer

Modifications: Co-owners really compliant to new form submissions, a lot of activity in the neighborhood and all very positive. Misunderstanding about notification and by whom between TH and BOD. **Decision made that TH will notify the co-owner in writing of their acceptance and copy BOD.**

Landscape Comm: Needlecast spray coming soon, mulching of all common areas, tree removal in certain areas, cleanup near front entrance all in the Q. Neighbors very happy with common area maintenance. Insect spray saving shrubbery in common areas.

Old Business:

Filbert Gate: Thomasons approve of large boulders to be placed in the easement area adjacent to their lot. Lou Ann and Carlene to look at that area tonight to see where 20 boulders may fit or not. Cost form Mi. Landscape \$700 for rocks plus labor. Cars still parking in emergency area, should we sticker them? Should they be towed? **No parking sign should be placed in this area by TH.**

ATT Lease Payment: Hirzel Law has sent letter to notify ATT that payment must be received in 7 days or their contract will be challenged.

Ponds with muskrats: See pond notes

TH Routine site inspections: Not taking place due to covid without approval document. BOD isn't clear why everything is open for business but not TH.

PVC Pipe Pond 4: see pond notes

New Business:

Golf Carts(motorized vehicles): Should these be registered through the BOD? TH didn't recommend , BOD did not approve idea, tabled.

Co-owner and OPCC in arears payment discussion, has gone nowhere with Bill Durham.

Carlene to send letter to co-owner in arears on dues with late fees that need resolution.

Real Estate for sale signs in violation of Villas Rules/regs for gold and black in color, **letters have been sent to companies.**

OPCA Update: decision to hold fireworks 7/3 not supported by Villas BOD and no money will be donated.

TH Property Management report:

Financials in order after review

Next meeting 7/20 1pm virtual

Meeting adjourned 6:34pm.