

Oak Pointe Villas Association

BOARD OF DIRECTORS MEETING

March 17, 2016 4:30 P.M.

Oak Pointe Country Club

Minutes

Attendees: John Berkaw, Bob LaGanke (via phone), Becky Libler, Ron Jones

- I. Meeting called to Order at 4:32 P.M.
- II. Approved Minutes of December 17, 2015.
- III. Home-Owner Concerns
 - A. **Lack of Picking Up After Pets:** An increase in pet droppings has been noted along some walking paths and near entry points to the community. The Board approved additional signage to be placed on the gate facing Filbert Road to better inform non-residents who choose to walk pets within the Villas of the existing rule to clean up after pets. In addition, a reminder will be sent out to residents.
 - B. **Mandatory Recycle Bins:** Debris from uncovered recycle bins continues to litter lawns, common areas, and ponds. Residents have been asked to use covered recycle bins or place heavy recyclable items on the top to reduce the litter; however, a significant number have not voluntarily complied. The Board moved to make covered recycle bins mandatory and will announce that at the Annual Meeting.
 - C. **Path from Quebec Lane to Filbert:** The Board moved to include the current wood chip path in this summer's road paving project. This will upgrade the path to a level consistent with other paved paths in the community. The Board will consider options for gate replacement at the time of paving.
 - D. **Resident Request for Fee Waiver:** Approved.
- IV. Open Issues
 - A. **Entrance Rockwall – LED Lighting:** Ron Jones will continue searching for better alternatives to achieve the desired impact.
 - B. **Annual Meeting Notice – Restrictive Covenant:**
 - a) The Annual Meeting will be held on April 12th. Agenda is being developed by the Board.
 - b) Because there are a number of new residents and others interested in learning more about the Restrictive Covenant, the Board will send an educational Q&A email to all co-owners outlining the major tenants of the Restrictive Covenant.

V. New Business

- A. **Aqua Weed Contract 2016 (Requesting a Waiver for the Vendor):**
 - a) Board approved the full contract for pond maintenance at a cost of \$2500.
 - b) Waiver approved.
- B. **Pond 3 & 4 Aeration:** Board approved the purchase of bubblers for Ponds 3 & 4.
- C. **Insurance Renewal:** Board approved the A1A1 insurance policy which has a \$5000 deductible and an Umbrella policy of \$5,000,000. Cost: \$3146.41. Clarification: The Umbrella does not cover the boats. They are insured separately.

VI. Committee Reports

- A. **Boat Committee:** no report.
- B. **Social Committee:** no report
- C. **Community Association:**
 - a) OPCC will support 4th of July festivities on July 3rd.
 - b) County road improvement projects impacting Oak Pointe residents are scheduled for this summer:
 - (1) New round-about at intersection of Chilson Road and Coon Lake Road
 - (2) Repaving of Brighton Road
 - (3) New round-about at intersection of Chilson Road and Latson Road.
- D. **Pond Committee:** no report

VII. Property Manager's Financial Report: accepted.

VIII Next meeting will be the Annual Meeting, April 12th, 6:30 P.M., at OPCC.

IX Adjourned at 6:00 P.M.