

Oak Pointe Villas Association

BOARD OF DIRECTORS MEETING

May 7, 2018

Oak Pointe Country Club

Minutes

Attendees: Hank Budesky, Becky Libler, Jim Smock (Kramer-Triad), Guest: Co-owner Jules Fiani

- I. Meeting called to order at 3:40 PM
- II. Minutes of March 26, 2018 meeting approved.
- III. Homeowner Concerns:
 - A. Homeowner objected to placement of wooden post/ sign in an area of his yard adjoining the paved walking path leading to the tennis courts. Although the Association has the legal right to place signage abutting the pathway, the Board took under consideration the aesthetics and determined to have the post removed. The signage will be installed on a metal stake a little further along the pathway where it does not detract from view of homeowner's lawn. At the beginning of the pathway a "No Motorized Vehicles" sign will be stenciled on pavement.
 - B. Homeowner noted inconsistency in signage in cul-de-sacs: One states, "clean up after your pets" and another says, "no pets allowed." KT will make all signs "no pets".
 - C. Homeowner addressed the Board with a complaint about a neighbor who consistently disregards the Bylaws regarding proper placement of trash cans (in the garage), leaving them at top of drive instead. Board has previously notified said homeowner and issued violation letters and levied fines. Board took comments under consideration and will continue to pursue compliance.
- IV. Open Issues:
 - A. Front entrance signage: ongoing. Concerns about brick pillars, footing repair or replacement and proper rendering of sign still need to be resolved.
- V. New Business:
 - A. Board completed the Spring Walk-through immediately preceding this meeting. Affirmed the need to pave roads that were originally scheduled to be paved in 2017. Requested KT to investigate if previous crack sealing has any warranties. Also requested that KT replace the stop sign. Noted/marked places on pathways that needed repair. Also made note of areas that needed brush/trees removed, poison ivy killed.
- VI. Committee Reports:
 - A. Boat Committee: no report.
 - B. Social Committee: no report.

- C. Safety Committee: no report
- D. Landscape Committee:
 - a) Westside Forestry Service will be spraying common area spruce trees to prevent damage from needlecast in the next few weeks. Homeowners who wish to have trees on individual lots sprayed will be offered a special price package if done on the same date.
 - b) Waiting for equipment repairs at front entrance to be completed and weather to improve before proceeding with planned clean-up and enhancement of front entrance.
 - c) K-T to determine when pond treatments will begin.
 - d) Board will review landscape priorities and pond maintenance at next scheduled meeting.
- VII. Property Manager's Financial Report: None presented.
- VIII. Next meeting scheduled: June 4, 2018, 1:00 pm, OPCC.
- IX. Meeting adjourned: 4:46 PM