

Villas of Oak Pointe
Board of Directors Meeting
November 17, 2008
6:30PM – Heidi Schall’s House

Meeting Minutes

Attendees: D. Patterson, J. Poissant, H. Schall, Ron Jones; Duane Copeland attended a portion of the meeting

1. The meeting was called to order at 6:37 pm.
2. The Board accepted the minutes for the Board Meeting on October 9, 2008 Committee Updates:
 - a. Boat: The insurance policy is still under review
 - b. Social: The annual Holiday Party is scheduled for December 13, 2008
 - c. Community Association: nothing to report
 - d. Landscape: Pond #1 is under repair. The banks have been built up and a crock for the new pump has been installed. **A HUGE thank you to Duane Copeland for overseeing this enormous project in such a timely manner.** A filtration system will be installed in the spring, which should serve to break down the accumulated debris at the bottom of the pond and provide for improved water quality. The estimated cost for this project is between \$25,000 - \$30,000, much less than dredging the pond, but a costly repair just the same.
3. Due to age/condition of many of the Villa’s common elements (roads, ponds,...), the Board feels it is necessary to increase the monthly dues as of the next fiscal year. The amount of increase has not yet been determined. This increase will allow for the adequate funding of the necessary reserves.
4. We are seeking volunteers to clean out/organize the guard house at the entrance to the Villas. The project will also include the evaluation of the condition of our holiday lights. We also need volunteers to decorate the entrance for the holiday season (put lights on the low shrubs at the entrance and hang the wreaths – we will also need volunteers for the removal of decorations at the end of the holiday season). **Please note – the entrance will NOT be decorated if volunteers are not assembled** - contact any board member if you would like to help out.
5. A cell phone provider has approached the BOD and requested permission to construct a tower on the existing water tower and related equipment in the nearby area. This is a revenue-generating proposal - the BOD is currently in negotiations
6. The Board reviewed the Financial Reports for October of 2008. The Association’s total assets were \$98,615.19 as of September 30, 2008.
7. Reminder to residents: Burned out garage lights need to be replaced ASAP
8. The next meeting will take place at 6:30 pm on December 8 at Dave Patterson’s house.
9. The meeting was adjourned at 8:34 pm.