

# **Oak Pointe Villas Association**

## **BOARD OF DIRECTORS MEETING**

**November 14, 2016 10:00 A.M.**

**Oak Pointe Country Club**

### **MINUTES**

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

- I. Meeting called to Order at 10:02 A.M.
- II. Minutes of October 3, 2016 approved.
- III. Home-Owner Concerns
  - A. Pine trees on path from LeBlanc Court: Ron Jones will contact an arborist to check trees and make recommendations on trimming or removal and whether it should be done in Fall or Spring.
  - B. Trees by Lot #1(6 total): Some are dying, others have mites. Home-Owner requesting clarification of who is responsible for their care. No property line markers are visible to assist in that determination. Board will consider action to resolve this issue under New Business.
  - C. Entrance to Villas: Discussed the need for more frequent fall leaf clean-up along the entrance and rock wall area. Ron Jones will follow-up with Beauchamp.
- IV. Open Issues
  - A. Security Cameras Update: Security Officer Hank Budesky proposed a four (4) camera system and presented two quotes. After considerable discussion, Board approved moving forward with the purchase and installation of the Simplex system which maintains a 30-day record with continuous updating. New signage alerting all that the Villas are under 24-hour surveillance will be placed at the entrance and on the path entering from Filbert.
  - B. Rock Wall Power/Lighting: Our Landscape Committee strongly advised against proceeding with the lighting as it would create another focal point beyond our entrance which would not be good for our community's aesthetics. The Board cancelled the project.
  - C. Pond Maintenance & Winterization: Reviewed the plan for cattail removal in Ponds 1, 3, and 5. Decision made to lower the water level for the winter, allowing the cattails to be cut at a lower level when the ice forms. Regrowth in the spring will be minimized when the water is restored to its normal level.
- V. New Business
  - A. General Common Elements (GCE) versus Limited Common Elements (LCE): GCEs are the responsibility of the Association; LCEs are the home-owners concern. Many of the markers used to determine lot lines have been removed or planted over, making it

difficult to determine who is responsible for maintenance/replacement of aging trees, shrubs, etc. Board requested that lots in question bordering the driving range, LeBlanc path and Pond 5 be re-surveyed and re-staked to clarify what is GCE vs LCE. Ron Jones will request a quote from Boss Engineering.

B. Pine Trees along Driving Range: Responsibility for maintenance and/or replacement (OPCC/Villas/homeowner) will be discussed after the survey is completed.

VI. Committee Reports

- A. Boat Committee:
  - a) Reported expense for various repairs including ripped seat.
  - b) Will continue discussion of whether to eliminate the ski boat and sell or rent the 4<sup>th</sup> marina slip.
  - c) Board requested a usage report to guide further discussion.
- B. Social Committee: Villas Holiday party will be Dec. 17<sup>th</sup>.
- C. Community Association:
  - a) Approved 2017 budget
  - b) Winterization of bathhouse completed.
  - c) Will monitor health of pine trees at entrance.
- D. Pond Committee: No report.

VII. Property Manager's Financial Report: Accepted.

- A. Board will receive a draft 2017 budget by December.
- B. Ron Jones announced his retirement from Kramer-Triad, effective December 31<sup>st</sup>. Lauren Swanson will assume his responsibilities as Property Manager for the Villas of Oak Pointe.

VIII. Schedule Future Meeting: Monday, Dec. 19th, 10:00 A.M., OPCC

IX. Adjourn: 11:55 A.M.