

**Oak Pointe Villas Association**  
**Board of Directors Meeting**  
**October 30, 2014**

Attendees: John Berkaw, Larry Jannon, Jon Evenson, Ron Jones

**I. Call to Order:** Meeting called to order at 10:02 A.M.

**II. Approval of Minutes:** Minutes of September 2014 were approved by the Board members.

**III. Home Owner Concerns:**

**A.** "Clean Up After Your Pet" signs have been ordered and will be installed in common areas.

**IV. Open Issues:**

**A.** Pond Committee Discussion: Deferred until Jerry Poissant will be available after 11/1/14.

**V. New Business:**

**A.** Snow removal contract.

- a. Due to the spike in the cost of salt, Beauchamps has requested an increase in the snow removal and salting contract. The Villas reviewed alternative contractors in an effort to find a more competitive offer. None were found.
- b. The Villas agreed to a one season (2014-2015) amendment with Beauchamps to accommodate the price spike for salt. A normal season requires 30 road saltings. Under the amended agreement, there will be no additional cost to the Villas if salting does not exceed 45 applications. Last year, Beauchamps applied 60 applications due to extreme weather. For each application beyond 45, there will be an additional cost of \$125.
- c. The quantity of salt being applied will be reduced from 2 tons per application to 1 ton. It is expected that intersections will continue to have the same level of salt applied this winter but the remainder of the roads will get a lighter coating.

**B.** Catch Basin Cleaning.

- a. OPCA has identified the need to have catch basins cleaned throughout the community. It was determined that the catch basins in the Villas have never been cleaned. Ron Jones will submit a request for proposal to the contractor who will be cleaning catch basins identified by OPCA. Based on the known cost and number of catch basins OPCA will have cleaned, it is expected that the cost of cleaning the Villas basins will be in the range of \$2,500 - \$3,000.
- b. It is expected that, during the cleaning of the basins, there will be some identified as in need of repair. These will be documented and will be addressed in the future.

**C.** Marina.

- a. The marina association has scheduled the replacement of all docks by 2017 (maybe starting in late 2016). Funding already exists to cover the costs. The replacement date may be pushed back if the docks remain in good condition through 2017.

**D. Winterizing the Ponds.**

- a. This effort will be underway during the first couple of weeks of November

**E. Reserve Fund Study.**

- a. Discussion of this subject has been delayed until 11/11. Jerry Poissant will be measuring all of the Villas Roads on 11/4 to confirm the square footage of our roads. That information is needed to complete an analysis of our projected road costs.
- b. Jerry Poissant and Dan Wollschlager have volunteered to attend the meeting on 11/11 to assist the board in its analysis of a forecast of the Reserve Fund and annual dues under various scenarios.

**VI. Committee Reports.**

**A. Boat Committee.**

- a. The boats have been winterized and put into storage.
- b. Canvas repairs will be made to one of the boat covers that had been repaired in 2014. Wilson Marine has agreed to make this repair at no cost to the Villas.
- c. Jim Blair has agreed to serve as the Boat Committee Coordinator. Lynn Wallas has agreed to handle maintenance and repairs.

**B. Social Committee.**

- a. Ron Jones will follow up with Lisa Mancini for a budget estimate for the Villas Holiday Party.

**C. Community Association**

- a. Following a reserve study, OPCA has voted to increase annual dues by \$20.

**VII. Property Manager Financial Report:** Ron Jones presented the report and there were no unusual disbursements.

**VIII. Schedule Future Meeting:** Next meeting scheduled 11/20/2014 at 10:00

**IX. Adjournment. Meeting was adjourned at 11:56 P.M.**