

Villas of Oak Pointe
Board of Directors Meeting
Monday, October 22, 2018
Oak Pointe Country Club

MINUTES

Board Attendees: Hank Budesky, Rebecca Libler, Larry Jannon

Also present: LouAnn Goldblatt, Tom & Barb Sullivan (Landscaping Committee), Kristen Zhar, Tiffany Wallace (Kramer-Triad), co-owners: Glynn Culver, Jim Linenger, and Sue Whipstock

- I. Meeting called to order at 10:30 AM.
- II. Minutes of September 24, 2018 meeting approved.
- III. Homeowner Concerns:
 - 5177 Moret Court co-owner showed evidence of erosion of his lot (backside on Pond #1) and movement of concrete driveway, steps. Concern expressed re recent flooding of Pond 1 impact on hill erosion. Homeowner is responsible for upkeep up to the pathway; the Association maintains the pathway and pond. Unusually heavy rains experienced this year have caused concern about the adequacy of the current pumps. Board took this under advisement.
 - 5051 Moret Court co-owner concerned about status of Pond 5, which borders his property: green scum, cattails and leaves out of control. Board will work with OPCC to erect a plastic fence for the winter to keep out leaves. Also discussed his tree line and it was determined the four trees were co-owner's responsibility.
 - Several issues were brought before the Board by co-owners attending:
 - a. Unrest in the community attributed to lack of communication on the part of the current Board. The Board acknowledged the deficit and assured those present that updates on Board actions will be forthcoming and communication of current issues improved.
 - b. Barb Sullivan did a review of current by-laws and suggested revisions and updates. One suggested change is to add two positions to make a five-person Board, spreading out the responsibilities and assuring a quorum of three can be met. The current by-laws do allow for up to five positions on the Board, with the caveat that one member may fill two positions. Any by-law changes require a 2/3rds majority vote of co-owners. The Board will take this under advisement.
 - c. Golf carts continue to race on the Villas' streets, primarily entering and exiting from Filbert. Board will pursue legal opinion on liability issues and what other steps can be taken to reduce the nuisance.
 - d. Golf carts on walking paths: Board will move ahead with installing posts to narrow the paths at strategic points to limit the traffic.

IV. New Business:

Water Tower repainting: approved.

Budget will need to be approved at next meeting.

Next meeting : November 19, 10 :30 AM , OPCC

Adjourn: 12: 12:45 pm.