

Oak Pointe Villas Association

Board of Directors Meeting

September 14, 2010

1:00 p.m.

Attendees: Susan Cope, Ron Jones, Steve Yardley, Kal Ribianszky

I. Call to Order: Meeting called to order at 1:03 p.m.

II. Approval of Minutes: Minutes of August 16th, 2010 approved

III. Home-Owner concerns:

- Modification Request for replacement of grass around electrical utility box with bushes. Upon review of the modification document it was found that there are two different documents in existence. The two documents will be merged into one form that would cover all requests, and once completed it will be available on the Villas web site.
- Pond #5 the remote to start and stop the fountain only has a range of 75' Kramer Triad is investigating different vendors to find a remote with a greater range. The question was also asked if a finer spray could be found, the answer was that one was not available that would make less noise.
- Pathway from Moret Ct. to pond, D&H can do the repair to prevent the washing away of soil from the retaining wall for a cost of \$750. This will be added to the cost of the asphalt repair in the community.
- Pond #2 moisture got into the motor wires and shorted them out, the pump has been repaired no total cost as of yet.
- Guard House Lights there are two of three ground lights out, they will be replaced. We are also looking for residents who would like to volunteer to do these minor repairs as needed when they come up.

IV. Open Issues:

- Communications/Water Tower – Gerry Poissant will issue a letter to the residents
- Upkeep on the ponds –
 - All fountains will be pulled out by the end of the month for winterization
 - Pond #2 needs to have one to two feet of water above the pump to keep it from freezing. This will still cause the PVC to rupture but it protects the pump
 - Pond #3 is ok for the season
 - Pond #4 the fountain repair cost has accrued to \$400 on this fountain due to the growth of weeds in the pond plugging it up. This pond may need to be looked at with the program being used on pond 5. The replacement cost is \$2000

- Pond#5 the fountain dies due to growth clogging the fountain pump. To eliminate this problem Ron Jones found a firm “Sediment Removal Solutions” that sucks the sediment (muck) from the bottom of the pond into a bag or locate an area to pump it to that will let the liquid seep out but will keep the sediment in the bag. The sediment can then be used as soil. The Country Club has agreed to take the sediment on the driving range. The cost of this operation is \$2450.00
- Asphalt repairs – D&H came in with the lowest bid for our road repair, the cost for the road and the pathway will be \$ 12,567 + \$ 750 for \$ 13,317. The repair should start within the next two weeks.
- The Board of Directors want to thank the volunteers for the Architectural Committee, we are still determining on how we can best use this resource.

V. New Business

- Winterizing the fountains; the fountains will be pulled out in two weeks for their routine maintenance.
- Reserve Study; The Board of Directors is looking at a company that forecasts the amount of funds that we will need for the future repairs in our neighborhood. In our discussion we thought that maybe some of our residents would have backgrounds in the area of loss management. If anyone would be interested please let your board members know. Thank you

VI. Committee Reports

- Boat Committee – none
- Social Committee – none
- Community Association – sent out earlier

VII. Adjournment:

- Next meeting is on Oct. 10, 2010
- Meeting ended at 3:13 pm

VIII. Final Note to all of our residents –

- **The speed in our community is 20 mph. We have small children that live here and play, they do not always look before they run into the street please slow down for them. We all have to be on the alert to safe guard them from harm**
- **If you have burnt out bulbs in your exterior lighting please have them replaced. This not only helps the late walkers, but also deters the vandalism.**