

**Oak Pointe Villas Association**  
**Board of Directors Meeting**  
**September 19, 2012 10:00 A.M.**

Attendees: Susan Cope, Robert Harvey, Larry Jannon, Ron Jones

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

**II. Approval of Minutes:** Minutes of August 22, 2012 were approved, pending amendments to be sent by email. Mr. Harvey will send all electronic copies to John Evenson to place on website.

**III. Home owner Concerns:**

**A. Ponds #1 and #5 Cattail Growth:** The board had a lengthy discussion on issues with excessive cattail growth in the Villas retention ponds. This has been an ongoing issue with the residents that live around the ponds. Mr. Brandon Kutchev – a representative of “The Pond Guy” was invited by Ron Jones to attend the meeting. Mr. Kutchev made a presentation on short and long term solutions for cattail issues at the retention ponds. The discussion centered around when to remove the cattails and herbicide treatments that are available to use. Herbicide treatments are available to reduce or greatly eliminate growth. These treatments must be applied prior to cutting cattails down at their roots. Mr. Kutchev presented a quote for the “The Pond Guy” services. The board requested from Ron Jones to obtain cost quotes from the companies that have been servicing our ponds now.

**IV. Open issues:**

- A.** The Board discussed Cell Antennae issues. Lease and easement agreements have been signed on behalf of the Villas. We are waiting for the paperwork to be completed by the other parties.
- B.** Social and Sunshine Committee: The board discussed need for procedures accounting for monies from events planned by the social committee. The board will request the checking account be closed immediately and any monies issued by check to the Villas of Oak Pointe at Kramer Triad.
- C.** Landscape Committee Guidelines. Larry Jannon presented his proposed changes to documentation required for landscape changes and these new guidelines were approved.

**V. New Business.**

- A. Winterization of ponds: Ron discussed need for removing the pumps for #2 and #3 ponds for the winter.
- B. The board discussed what direction the Villas should take in updating choices for exterior modification of the homes. The board agreed that we would ask Alyce Reimenschneider to look at updating the exterior light fixtures.

**VI. Committee Reports.**

- A. Boat Committee: Boats will be removed on October 5, 2012.
- B. Social Committee: No report
- C. Community Association. No Report
- D. Architectural Committee. The Board signed off on paint/roofing requests that had been previously approved by Mr. Harvey.

**VII. Property Manager Financial Report:** Ron Jones presented report.

**VIII. Schedule Future Meeting:** Next meeting scheduled for October 30, 2012 at 10:00 A.M.

**IX. Adjournment.** Meeting was adjourned at approx. 12:00 P.M.