

Oak Pointe Villas Association
Board of Directors Meeting
September 29, 2014

Attendees: John Berkaw, Larry Jannon, Jon Evenson, Ron Jones, Jerry Poissant (for update from Pond Committee only)

I. Call to Order: Meeting called to order at 10:04 A.M.

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

III. Home Owner Concerns:

- A.** Ron Jones pointed out that the pump in Pond 3 is not working properly. He will investigate the cause of the problem. The pump in Pond 1 needs to be replaced. The pump in Pond 5 has been repaired this month. Pumps will be removed for the winter season in mid-October.
- B.** The cart path that runs from Villas France to the north end of the driving range has some potholes. Ron Jones will look into having cold patch applied.

IV. Open Issues:

A. Pond Committee Discussion.

- a. Jerry Poissant and Ron Jones will host a field representation from HRC to document the Villas storm drains. This effort is needed to improve the documentation of the storm drains and ponds within the Villas with the objective of improving our water management. This effort will commence on 9/30.
- b. Jon was requested to send an email broadcast to the Villas residents to inform them that Jerry, Ron, and the HRC field rep will be walking through common areas, around the ponds, and through some residential property as part of their study.
- c. Jerry Poissant has requested approval to explore the possibility of using a dry well instead of a pump on pond #2, which is behind 5212 through 5250 Versailles. The Board has approved Jerry to seek an estimate of the effort. This will be accomplished through core drilling to determine if the soil conditions will support a dry well. The effort to do this will commence after the ground has frozen. The long-term objective is to be able to evaluate if a dry well would be financially beneficial compared to ongoing pump expenses on pond #2.
- d. At times, pond #4, which is east of Quebec, does not drain quickly enough to stop overflowing onto the surrounding walking path following a heavy rainfall. Jerry Poissant indicated that the discharge pipe in the pond is 6", whereas the output side of the discharge pipe is 12". Ron Jones has been requested to solicit bids to increase the 6" pipe to 12". Ron and pond residents currently try to mitigate that overflow by continually removing obstacles in the discharge pipe.

B. Asphalt project.

- a. Asphalt patching was completed last week. Crack filling and seal coating to be performed the week of 9/29. There was some confusion on the exact

sequence of the seal coating and Ron Jones will get clarification immediately after the board meeting so that residents can be informed.

V. New Business:

A. Snow removal contract.

- a. The Villas has received notification from Beauchamps that, due to the very significant increased price of salt, it will be necessary to increase the cost of service for the 2014-2015 season. The Board believes that the increase may be avoided since we're under a multi-year contract through 2017. Ron Jones is working with Beauchamps to have them comply with the contract terms or propose alternative solutions as an amendment to our existing contract.
- b. Snow removal proposals have been reviewed by several other contractors. If an amicable solution cannot be found with Beauchamps, the Board will select a new contractor to provide the plowing and salting services.

B. Holiday lighting.

- a. Ron will execute a contract for holiday lighting services. This is a budgeted item and the contract will fall within the budget allocation.

VI. Committee Reports.

A. Boat Committee.

- a. The boats will be removed from the water on 10/1, delivered to Wilson Marine for winterization, and put into storage until spring.

B. Social Committee.

- a. The Social Committee coordinated the Fall Golf Outing on 9/28 which was viewed as being very successful. Overall revenues from social events have resulted in a positive cash flow for the Social Committee's activities.

C. Community Association

- a. No activities affecting the Villas were reported.

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

VIII. Schedule Future Meeting: Next meeting scheduled 10/30/2014 at 10:00

IX. Adjournment. Meeting was adjourned at 12:30 P.M.