

Villas of Oak Pointe
Board of Directors Meeting
July 11th, 2005
6:30 PM – Jerry Poissant's Home

Meeting Minutes

Attendees: D. Carr, D. Patterson, J. Poissant, G. Olson, R. Jones

1. The meeting was called to order at 6:35 PM
2. The Board accepted the Minutes for the June 2005 Meeting with the exception of Island Landscaping noted in item #3.
3. Island Landscaping:
 - a. A two year plan is being developed for ALL islands.
 - b. This is a correction to the June Meeting Minutes where all islands were not mentioned.
 - c. Landscaping plans are being reviewed for some of the larger areas
4. Homeowner Concerns:
 - a. Pond #5
 - i. Kramer Triad will follow up on dye treatments (applies to all ponds)
 - ii. Duckweed control was applied to the pond
 - iii. The Board discussed the addition of wildflowers to the end of the berm. Quotes for installation will be pursued.
 - b. Pets and Cul-de-sac (Island Usage)
 - i. The Board is in the planning stages for landscape improvements in these areas.
 - ii. There is some concern about the amount of damage due to pets that is currently taking place. This build up also is a source of objectionable odors.
 - iii. While the plans are finalized, the Board would like homeowners to start training their pets to not “do their business” in these areas.
 - c. Dead Tree Near Lot #52
 - i. Quotes are being received to remove this tree to prevent the risk of tree falling into adjacent homes.
 - ii. Walking paths will also be cleared of protruding branches.
 - d. Emergency Entrance
 - i. Kramer Triad to verify that ground treatment under sod area is designed to handle specified loads.
5. Committee Updates:
 - a. Boat:
 - i. Significant prop damage continues to occur. Props are being replaced at a much higher rate than last year.
 - ii. Please inspect props before and after each use, and note any issues in the log book.

- b. Landscape:
 - i. Alternate landscape plans are being developed to address drought type conditions in the islands. Most of the islands do not have irrigation.
 - ii. Kramer Triad will work with Beauchamp on maintenance/upkeep of the common areas.
 - iii. Treatment of 4 Norway spruce trees behind Lot #41 will be initiated.
 - iv. The Delcor Landscape Agreement and Release is still in the final stages. The Board is reviewing revised wording relative to 3rd party claims.
- c. Social:
 - i. Sue Marvin has offered to put together another newsletter.
 - ii. She needs feedback from the Board and Committee Chairs and Homeowners.
- d. Community Association:
 - i. There was not meeting in July.
- 6. Property Manager's Report
 - a. Financial Reports for May 2005 were reviewed. Combined assets total \$136,060.09 as of the end of June.
 - b. Reserve Studies continue to be discussed. A study will be included in next year's budget.
- 7. Open Issues:
 - a. The quote for the well near Pond #3 was reviewed. Keller Well Drilling was selected. This well will help manage the water levels in pond #3 and pond #4.
 - b. Quotes are being obtained to add fountains or aerators for Ponds #4 and #5.
- 8. The next meeting will take place on August 15th, 6:30 PM, at Dave Patterson's Home.
- 9. The meeting was adjourned at 9:15 PM.