

Villas of Oak Pointe

Annual Meeting April 25, 2017 Oak Pointe Country Club

MINUTES

- I. Meeting called to Order at 6:30 PM
- II. Introduction of Board Members: John Berkaw, Bob LaGanke, Becky Libler, and Kramer-Triad (Lauren Swanson).
- III. Proof of Notice of the Meeting: evidenced by attendance.
- IV. Verification of Quorum: 28 condos represented, 11 proxies (quorum reached).
 - A. Minutes of April, 2016 approved
- V. Election of Directors
 - A. The terms for Bob LaGanke as Treasurer and Becky Libler as Secretary have expired.
 - B. There were two nominees on the ballot: Bob LaGanke and Becky Libler.
 - C. There were no other nominations from the floor
 - D. Bob LaGanke and Becky Libler were elected by unanimous consent by meeting attendees.
- VI. Reports and Presentations:
 - A. Community Association: OPCA will financially support the July 4 Independence Day Celebration to be held at the beach park area on Monday, July 3rd.
 - B. Reports from the Board:
 - 1. Appreciation extended to the many residents who have embraced the use of covers for recycling bins in compliance with the new policy.
 - 2. The fact that property values are on the rise was acknowledged.
 - 3. Schedule for paving and curbs has been adjusted due to the overall good condition of roads. It is anticipated areas of Versailles will be addressed in 2018.
 - 4. A general clean-up of common elements is planned; especially trimming of overhanging branches along the pathways, culling junk trees, etc.
 - 5. Due to damage from extraordinarily high winds, many trees in common elements were damaged or downed. Ten trees were removed and stumps ground. Two or three are being straightened and anchored. Trees removed will be replaced

- 6.** The financial review concluded that income and expenses were in line with budgeted amounts. Total reserves at the end of fiscal year were \$166,803.32, year to date reserve balance is \$110,049.47.

C. Committee Reports

- 1.**Boats: Work on the docks at marina is progressing, but will affect the date when boats can be placed in the water this year. Spring clean-up will be scheduled for the weekend after the docks reopen. Boat usage report for 2016 showed a total of 316 reservations. Of those 316 reservations, 270 were for pontoon boats and 46 were for the Moomba ski boat. The committee has recommended to the Board that the Moomba be upgraded this year to a more user friendly all-round speed boat that will still provide a quality skiing experience to more residents, such as a bow rider or deck boat. The board approved that recommendation and a marketing plan has been launched to sell the Moomba. Boaters need to complete a yearly update on boating documents to use the boat reservation system.
- 2.**Social: Activity dates for 2017 are: Summer Block party – TBD, Fall Golf Outing – Sun. Sept. 10, Holiday Party – Sat. Dec. 9
- 3.**Pond Committee: We have a muskrat problem following heavy rains and flooding, causing damage to electric cables in Pond 1 and burrowing in the banks of Ponds 1, 3 and 5. //the board has approved trapping and removal to a far distant location. Cattails have been removed from Pond 3 and Pond 1, in the hopes of reducing the area of growth.
- 4.** Safety: Four video cameras have been installed at the entrance to The Villas and are operational. They are capable of documenting vehicles entering and exiting. Safety Officer Hank Budesky will provide training in the use of various fire extinguishers at the summer block party. Hank also reminded us that the Brighton Fire Dept. will replace smoke detectors for residents through a federal grant program.

VII. Community Discussion: Concern was expressed about the damage to our trees caused by the March windstorms as well as the general health of many of the fir trees bordering the OPCC driving range. Consensus was that a plan for removing diseased/dying trees and replacing with healthy varieties that are more likely to thrive in the berm environment was a priority.

VIII. Adjournment: 7:30 PM.