

THE RESERVE AT BATTLE CREEK – Master HOA Board

January 18, 2018 Meeting Minutes

Called to Order: 7:05 p.m.

8:07 p.m.

Present: Janet Bassett, Ty Frederick, Larry Falgiani, Dorothy DeBorde and Amy Wade with HOA Management

Location Communication Credit Union

Next meeting: February 15, 2018 at Communication Credit Union

I. Minutes

Minutes from the previous meeting held on November 16, 2017 were distributed by email and approved by the Board Members. These were posted on our website.

II. Treasurer's Report

Dorothy gave the Treasurer's Report and noted that the monthly budget for December 2017 showed that we were \$49.87 in the black which was a result of the water bills being in line with the budget since the leaks are now repaired. An \$81 reimbursement from the City of Broken Arrow upon completion of those repairs was also noted. A motion was made by Dorothy and seconded by Ty to accept the Treasurer's Report and it was approved unanimously.

III. Landscaping Report

- Ty and Larry reported that the sprinkler system has been winterized, but they may need to hand water some areas if the weather warms up for any length of time.
- Larry checked on the fountain in the L-shaped pond and was able to get it running again by refurbishing an old pump.
- Ryan Lawn & Tree will be notified that they should notify Ty prior to preventative treatment or spraying for insects and that we prefer them to bill per service, not annually.
- Pansies are now dormant, but the rabbits have been munching on them. If they do not survive the frigid temperatures and the rabbits, we will not replant them. We'll wait until the summer plantings.
- Edelman's will get a good bid on mulch to use on the trees that were mulched in the past.
- Plans will be made to replant one evergreen and three additional trees in early spring.

IV. HOA Report

- The Customer Balance Summary sheet regarding unpaid dues was reviewed. Amy shared that late fee notices were sent out to those who have not paid yet, one resident received a final notice, and one lien was filed.
- Janet made a motion to approve an Architectural Application for a new roof that complied with Covenant specifications. This was seconded by Dorothy and approved unanimously.

V. Old Business

- Our website is up and running again. Minutes and Financial Reports that were missing were sent to Mike Love, webmaster, and to Matt Graham (back up). Updated contacts were also sent for the Architectural and Landscaping Committees.
- The Christmas lights at both The Cottages and The Villas were put up and taken down by volunteers and brightened the neighborhood. A big thank you to all!

- Janet updated the Board on a Jan. 16 public hearing at Broken Arrow City Hall regarding a 285-unit apartment complex on Elm Pl. between The Villages complex and the school complex on 51st St. This was not approved in total and will come up for vote again in February. It was noted that this was not the property by the big pond near the intersection of Elm Pl. and Elm Ave. as some Reserves residents thought.

VI. New Business

- Revision of the *Convenants Enforcement Process* was discussed to deal with repeat incidents of non-compliance. The following sentence was added: "Multiple (repeat) violations, after step 4 has been applied, will be treated as new violations." A motion was made by Ty and seconded by Larry to approve this revision. The vote was unanimous in favor of the change.
- A letter was also approved to be sent out to all Reserve residents notifying them of this change in the *Convenants Enforcement Process*.
- Edelman's Landscaping and the HOA Board both sent thank you notes for the fruit baskets they received at Christmas.
- The Annual Homeowners Association Workshop will be held on Saturday, March 3, in the Stoney Creek Conference Center ballroom (200 W. Albany St.) from 10 a.m. until 1:30 p.m. Light refreshments will be available and door prizes will be given.

VII. Adjournment

- All business being concluded, the meeting was adjourned at 8:07 p.m.