

# THE RESERVE AT BATTLE CREEK – Master HOA Board

April 19, 2018 Meeting Minutes

<b>Called to Order:</b>	7:02 p.m.	9:12 p.m.
<b>Present:</b>	Janet Bassett, Sammi Alford, Nancy Bishop, Ty Frederick, Larry Falgiani, Dorothy DeBorde, Amy Wade and Kelli Simpson-Lembo	
<b>Location</b>	Communication Credit Union	
<b>Next meeting:</b>	May 17, 2018 at Communication Credit Union	

## I. Minutes

Minutes from the previous meeting held on March 15, 2018 were distributed by email and approved by the Board Members. These are posted on our website.

## II. Treasurer's Report

- Dorothy gave the Treasurer's Report and noted that the year to date budget showed that we are \$2539.12 in the black. There is a credit on the water bill of \$51.00.

## III. Landscaping Report

- Ty marked spots for the trees where they will be planted, one Merlot Redbud will be planted near the pond at Indianapolis and two Merlot Redbuds will be planted in The Reserve area (on 51<sup>st</sup> St. and on Ironwood) and will be planted by Ryan Lawn and Tree.
- Edelman will give a price for the pile of debris left by the developer uphill from the large pond, it will be removed once a vehicle can be safely driven on the soggy ground.
- Ty explained that there is an upcoming infestation of Emerald Ash Bore, killing Ash trees. For treatment to occur is will be \$200.00/tree, however, there is no guarantee. Tulsa County is looking to cut down all the trees which totals over 200,000 trees, trying to be proactive. The recommendation was that we will wait 3-4 years before the infestation is estimated to occur.
- Brian Edelman will be planting starting May 1<sup>st</sup>. He will plant periwinkle and begonias. He will also begin mowing middle of next week.
- Nick, Kelli and Nancy cut the branches down by the small pond by the Entrance of the Villas.
- Lots of weeds left after mulching occurred. Nancy went out and cleaned it up by the Villa gates.

## IV. HOA Report

- Amy spoke with the homeowner and they removed the outbuilding and paid fees in full.
- Amy recommends taking the 3 properties that have large amounts of fees to small claims court. Filing fees and server fees will be asked for at court.
- It was recommended that Kim Justillian represent the Reserves at small claims court. Court would be May 21, 2018.
- A letter will be sent to owners on Ironwood and Villas property regarding debris.
- No solicitor signs were discussed, non –profits are not included, will bring this up at the annual homeowners meeting.

## V. Old Business

- Lights are now working properly at 51<sup>st</sup>, Houchin Electric did the work.
- Elm and Elm corner property belonging to the city, Janet contacted city to see if we would be allowed to clean up and plant items, the program that would apply would be Adopt-a-Corner, it would allow us to clean up and plant items, possibly place an entrance sign.

Janet will move forward and work with the legal department and development services to create a draft agreement. We will also need to draft a sketch of what the plan will be for the corner.

## **VI. New Business**

- L-Shaped pond had lots of debris, Nancy and Sammy volunteered to clean it up, along with Ty and Larry, they filled approximately 10 large bags with debris
- Janet will make corrections to the newsletter and sent it out at the end of April beginning of May.
- Garage sale will be scheduled for the third Saturday in May.
- Annual Homeowner's Board meeting is scheduled for August 14<sup>th</sup>, 2018, prior to school starting, trying to get more young couples involved. Nancy confirmed the date with the Battle Creek Golf Course. Sammi will seek door prizes for this meeting.
- The website will need to be updated, will contact Mike Love.
- Roof on Ironwood was discussed, it was voted on that is it is comparable to the other roofs in the neighborhood. The board approved it unanimously.
- Asphalt by the Villas gates is starting to erode, Janet will contact the city and have them repair it.

## **VII. Adjournment**

- All business being concluded, the meeting was adjourned at 9:12p.m.