

# THE RESERVE AT BATTLE CREEK – Master HOA Board Meeting Minutes

June 21, 2018

**Called to Order:** 7:12 p.m.

**Adjourned:** 8:58 p.m.

**Present:** Sammi Alford, Janet Bassett, Nancy Bishop, Dorothy DeBorde, Larry Falgiani, Ty Frederick

**Next Meeting:** July 19, 2018 at 7 p.m.

## I. Minutes

Minutes from the May meeting were distributed by email, approved by the Board, and posted on the website (battlecreekreserve.com).

## II. Treasurer's Report – Dorothy DeBorde

- The financials were sent to the Board by Dorothy prior to the meeting.
- The Association was \$642.52 under budget for the month of May and is \$3,634.89 under budget for the year-to-date.
- A motion was made by Dorothy to approve the Treasurer's Report. This was seconded by Nancy and approved unanimously.
- The Treasurer's Report will be posted on the website.
- Dorothy will prepare the budget for 2018-2019 for presentation at the Annual HOA Meeting.

## III. Landscaping Report – Ty Frederick

- Ty reported that Karen Ames landscaped the island on N. Elm Place. It was approved to give her \$40 as a thank you from the HOA Board.
- Larry continues to water the new tree on the island by 51<sup>st</sup> St. and Ty waters the trees by Indianapolis and on Ironwood.
- Ryan Lawn and Tree will continue to check with Ty prior to any work being done by them.
- It was agreed to cut the boxwoods back at the south Villas gate to better view the azaleas. This will be done late fall or early February.
- Since the periwinkles have not thrived as well as expected, the Board agreed to have begonias planted next year which may be hardier.
- Janet will notify Ty after two weeks of no rain so the landscapers can cut back the weeds at the rear of the L-shaped pond behind the cattails. This area must be dry before doing so.

## IV. HOA Report

- Letters were sent to homeowners last month regarding political signs (2), roof sign up for 2 weeks, unkempt yard, and blowing grass into the retention pond area of Reserve J.
- Architectural Applications were approved for a new deck and repainting of a home.
- Paperwork is being completed for small claims court by HOA Management, Inc. for \$50 per claim regarding homeowners with outstanding balances on dues and fines. Amy will file this on our behalf.

## V. Old Business

- "Adopt-a-Corner" update: Two emails were sent to Jennifer Hood with the City of Broken Arrow regarding removal of Catawba and cutting down weeds in the triangle (sent photo), but no response as yet to either. Also, a photo and request for weed/bush removal was sent to Broken Action Center. We are awaiting results.

- The removal of the key-key-5000 code was tabled for further discussion. Matt G. will be asked to remove all but last two years of Police/Fire codes. Larry F. will do a test run at the Cottages to assess how many people are affected by removing the code temporarily.

## **VI. New Business**

- Documents were revised that will be sent out in the packet to homeowners prior to the Annual HOA Meeting on Aug. 14. Janet will send revisions to HOA Management and determine how far in advance these need to be mailed.
- The agenda for the Annual Meeting was determined. Janet will introduce the Board and share highlights of Board actions this year. Dorothy will present the new budget.
- Sammi has continued to contact local businesses to seek donations of gift cards/certificates, etc. as door prizes for the Annual HOA Meeting in August. Janet will contact Karlie to obtain tickets for selecting door prize recipients.