

THE RESERVE AT BATTLE CREEK – Master HOA Board Meeting Minutes

May 21, 2019

Called to Order: 7:03 p.m.

Adjourned: 8:35 p.m.

Present: Sammi Alford, Freda Bateman, Janet Bassett, Nancy Bishop, Larry Falgiani, Ty Frederick

Next Meeting: June 20, 2019

I. Minutes

Minutes from the April meeting were reviewed and a motion was made by Larry to approve these and seconded by Sammi. Minutes were then approved by the Board and will be 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 and the report was given by Amy.
- The Association was (\$794.70) over budget for the month of April 2019 and is (\$2,685.69) over budget for the year-to-date.
- A motion was made by Freda and seconded by Nancy to approve the Treasurer's Report. Motion carried.
- The approved Treasurer's Report will be posted on the website.

III. Landscaping Report – Ty Frederick

- Spring flowers (begonias and Joseph's Coat) were added to the beds by SLK Landscaping...lovely!
- Ty will check with SLK regarding trimming of the liriopie plants. The Board must approve charges if it cost extra to do this.
- Please report any landscaping issues to Ty as soon as possible.
- A homeowner expressed discontent over Reserve J not being mowed as frequently as he would like. Ty explained that the landscaper can't get the equipment on the slopes when it is wet. He has to wait until an 80 degree or hotter day to dry it out enough to mow.
- The old post and cement footing were removed near Nancy Bishop's property by Ideal Fence.
- Larry put new ropes on some of the fountains to make them functional again.

IV. HOA Report – Janet Bassett (for Amy Wade)

- Only one homeowner in the Reserve has unpaid dues at this time. HOA Management will be notified to serve him through his ex-wife since he has been served successfully through the ex for another small claims issue.
- Another homeowner in the Villas is also behind in dues and fines but can't be made to pay because of bankruptcy.
- A non-compliance issue regarding the removal of a smoker from a driveway was discussed and it was decided that a \$100 fine would stand if it was not removed by last Sunday.
- A fence issue involving a homeowner in the Reserves and four homeowners in the Villas was discussed. It was agreed that the Villas homeowners were responsible for the upkeep of their fences that are adjacent to the Reserve homeowner.

V. Old Business

- Lisa Ford of the BA Police Department and Janet Bassett have tried repeatedly to connect regarding the possible installation of speed bumps on Elm. Pl. Janet will call again.
- The spring newsletter was sent out to all homeowners in late April.
- Larry placed Garage Sales signs at the entrances to our neighborhood for Saturday, May 18. The Annual Garage Sale was interrupted by storms, but will not be rescheduled.
- SLK fixed the damage caused to a flower bed by a reckless driver. An insurance adjuster estimated damages at \$265.
- Open Board positions were discussed and it was decided that Janet would call a possible candidate to see if she is interested in serving.

VI. New Business

- At the June meeting the following will need to be discussed:
 - + annual budget
 - + tentative agenda for the Annual Meeting in August
 - + documents to be mailed out to residents