

8-21-15

The Reserve Board Meeting of 8-20-15

began 7:05pm

Attendees: Bill Martin, Janet Bassett, Dorothy DeBorde, Lori Gracey, Larry Falgiani

Alinda Jones represented HOA, Inc.

Minutes of the July meeting and the annual meeting have already been approved and posted by Mike Love, our webmaster.

The Treasurer’s report was presented by Dorothy DeBorde. Through July we had a budget surplus, fiscal year to date (11 months) of about \$7376. Two invoices from the Landscaper have not been received that will require payment of \$1900, so the current balance before this payment is \$9276. The Treasurer’s report was approved by unanimous vote.

Larry Falgiani gave the landscape report. Larry and Bill Martin toured the Reserve to do a tree inventory as follows:

August 19th, 2015 Reserve Tree Survey, *counted twice*:

<u>Reserve Owned</u>		<u>Privately owned within 20 feet of street</u>	
<u>Deciduous</u>	<u>Evergreen</u>	<u>Deciduous</u>	<u>Evergreen</u>
65	55	38	5

Trees on Reserve-owned property total 120, and the trees on private property close to a street total 43, for a grand total of 163 trees. Trees inside the Villas and Cottages gates on private property were not counted at all.

Lori Gracey reported that clean-up work around the L-shaped pond will be done in September by another contractor who will be doing some stump grinding and removal of diseased plantings.

Alinda Jones reported that \$8000 was deposited in the bank today that represented dues collected in the last two weeks for the coming fiscal year beginning on September 1st. All bills received have been paid.

A letter will be mailed by Alinda to a homeowner who has an outdoor storage building behind the house. This letter will use the new Covenant Enforcement Process Policy which resulted from the **Fourth Amendment to the Bylaws** posted on the website last month. A multi-step notification process will be used to describe the potential lien to be filed for non-compliance to the Covenants. The lien shall be costly for the homeowner.

An absentee owner will be also given the multi-step notification process that can lead to a lien filing for not maintaining their lawn to the standards of our Community. Another homeowner will also be advised because of improper, incomplete lawn care.

Alinda reported that a new contract for HOA services that begins in October will have a monthly fee of \$615 per month. A newsletter will be issued to the homeowners in October.

Janet Bassett will call the City of Broken Arrow to inquire about installing a street light at the dangerous intersection of Elm Place and Elm Street. Turning visibility is very poor at night. Traffic has greatly increased after the new apartments on Elm Street were filled with occupants.

The following officers were voted-in unanimously for service for the new fiscal year:

Janet Bassett	President
Lori Gracey	Vice President
Dorothy DeBorde	Treasurer
Bill Martin	Secretary
Larry Falgiani	Member
Donna Metcalf	Member

This meeting ended at 8:40 pm. The next regular meeting will be September 17th.

Bill Martin, recording secretary