

## THE RESERVE AT BATTLE CREEK – Master HOA Board

Meeting Minutes - August 18, 2016

<b>Called to Order:</b>	7:05 p.m.	<b>Adjourned</b>	8:10 p.m.
<b>Present:</b>	Larry Falgiani, Dorothy DeBorde, Janet Bassett, Karlie Pagano, Ty Frederick, Alinda Jones with HOA Management		
<b>Location</b>	Communication Credit Union		
<b>Next meeting:</b>	September 15, 2016 at Communication Credit Union		

- **Minutes**

Minutes from the previous meeting in July and the annual meeting have been posted. The minutes to both meetings were distributed by email and approved unanimously by the Board Members. They are posted on the website, battlecreekreserve.com.

- **Treasurer's Report**

Dorothy gave the Treasurer's report. July water bills were over budget due to a water leak. Next year we should get a credit of almost \$1200 due to the water issue and reimbursement from that issue. August will complete the fiscal year and we anticipate that we will spend more money on water in August due to the heat. Dorothy had reviewed and approved the financial statements from Robin prior to the meeting and distributed the reports to the Board by email. The water bills have not been received by Dorothy from HOA Management.

Discussion:

- *Budget Status*

- Overall, we are over budget by \$4,820 YTD mostly due to water leaks, general maintenance and repairs, and tree replacement and maintenance.

Approval

- Dorothy moved to approve the Treasurer's report. Larry seconded the motion. The report was approved unanimously.
- Having been approved, the July financials will be posted on the Association website.

- **HOA Report**

- *Dues*

- A resident moved in at an odd time and is not on the regular payment schedule and today was one day past when his dues were due. He owes for last year and now this year. He is going to get a final notice letter and Alinda will send one notice for both payments due as approved by The Board. There is another resident in a similar situation and that will be handled in the same manner.

- *Letters*

- A letter was sent to a resident in the Villas with a visible and unkempt yard. This letter was effective and the yard is now free of debris. Another yard that was reported with an unsightly smell no longer has an odor. In the future The Board will preview letters other than routine letters.

- **Landscaping Report**

Larry gave the Landscaping report.

- *Ponds*

- Larry and Ty cleaned the sprinkler in the L shaped pond on 8-17-16. Larry is looking at how much it would cost to replace the sprinkler head due to scaling and wear over time. The remainder of the sprinkler is doing well. If the sprinkler head is \$100 or less he will replace this part (Larry to will go ahead and replace this piece).
- Mosquito repellent has been placed in the ponds. The city has the codes to the gated communities to spray for mosquitos
- Sprinklers and landscaping are being maintained smoothly.
- **Old Business**
  - There is a yard that is overgrown and needs to be given further notification to take care of the beds and lawn upkeep.
  - Sprinklers and landscaping are being maintained smoothly.
  - *Facebook*
    - Flyers have been drafted. Once these flyers are approved by The Board they will be distributed.
- **New Business**
  - *Signage*
    - Larry will check with the City of Broken Arrow to determine what would be needed to get permission to put a brick column on the easement just after the large pond near the entry.
    - Alinda will check the city records to determine who owns the property in front of the big pond. Since we are mowing that area we may get permission to put a column on their property as a trade off.
    - Janet will call the City to find out who is supposed to be maintaining the wild area on the same side as the FAA towers which needs attention.
  - *Officers*
    - A motion was made by Ty and seconded by Larry that the current slate of officers be elected by unanimous approval and that committee members remain as follows:
 

Janet Bassett:	President
Larry Falgiani:	Vice-President
Dorothy DeBorde:	Treasurer
Lori Gracey:	Secretary
Landscaping:	Donna, Larry, Ty
Maintenance:	Larry, Ty
Social Media and Events:	Karlie
Webmaster:	Mike Love

**Adjournment**

All business being concluded and all being in agreement, the meeting was adjourned at 8:10pm.