

1-16-15

The Reserve Board Meeting of 1-15-15

began 7:08pm

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

Alinda Jones represented HOA, Inc.

Linda Beckham and Donna Metcalf visited.

The secretary's report from the November meeting was approved by the Board. It has been posted on the website. There was no December meeting.

Dorothy DeBorde provided the Treasurer's report. Through December, we have spent \$185 more than budgeted year to date. We are therefore on-budget. Six homeowners have not yet paid their 2014 dues as of January 15<sup>th</sup>. The Treasurer's report was approved by unanimous vote. The Board authorized Dorothy DeBorde to transfer \$5000 from checking to savings account.

A discussion on the Reserve "H" in the Villas potential development into a building lot was held. Four adjacent homeowners have been interviewed on this topic by Lori Gracey. Three homeowners gave excellent reasons for this "green belt" not to be converted for sale. The Board voted unanimously to reject selling Reserve "H" to build a house on it.

Four adjacent homeowners requested the removal of the large tree in Reserve "H". It has chronic, annual bagworm infestation and is also a severe leaf problem in the fall. The Board voted unanimously to remove the tree.

Lori Gracey will discuss with adjacent homeowners the potential sale of a lot on Reserve "D" which is south of the large, dry storm water pond next to the Cottages. It would face the Juneau St. cul-de-sac. A preliminary plat map was prepared by Bill Martin to be used for review. Lori will have opinions by the next monthly meeting.

Bill Martin will handle landscape decisions and complaints until a permanent landscape chair can be found. Bill Martin interviewed several mowing contractors and has found a less expensive service to start Feb. 1st. A contract was signed with OT Lawns and Landscape of Broken Arrow and Catoosa. This company will service mowing, planting, cleanup, and chemical treatments for \$950 per month on a 2 year contract. The contract is revocable with 30 days of notice by either party. This contractor has outstanding references. Three Oaks will be notified by Alinda Jones on 1-16 that their last paycheck will be at the end of January for work done in January. We have no contract for several years with our current contractor. Our lawn chemical application company will also be notified not to provide service in 2015.

Bill Martin will contact the other bidders about the award to OT Lawn. The second low bidder was Green Thumb Lawn Care of Broken Arrow at \$1135 per month for full service. They would

be an excellent alternate to our first choice. Three Oaks was third low bidder. Their price with the chemical company added in was \$1450 per month.

A discussion was held on who will be the Board Member to sign the contract. Janet Basset was appointed by unanimous vote to be the interim President to have this responsibility.

Alinda Jones will send final notification letters to 5 homeowners about pending liens to be filed for non-payment of dues. Filing should occur in late February. The liens will carry legal fees in addition to dues.

Alinda Jones of HOA, Inc. reported on two different insurance claims that caused damage to the VILLAS property. The first one was a year ago in December, and the second one was this last summer. We are told we will recover the final payment of the \$1000 deductible shortly on the first claim. We were told by State Farm representatives that we will not recover the final \$1000 deductible on the second claim for Villas gate repair due to a legal technicality. The homeowner who hit the gate and the Association both use State Farm.

We have received checks for both claims that cover the bulk of the costs. The Board instructed Alinda Jones to take quotes from other insurance companies due to our problems with State Farm.

Donna Metcalf from the Cottages has agreed to be a member of the Board. She was accepted by unanimous vote.

A Board member of 2013 and 2014 was unanimously voted out for lack of attendance and lack of communication.

This meeting ended at 9:10 pm. The next meeting will be February 19<sup>th</sup> at 7:00 pm.

Bill Martin, recording secretary