

7-22-15

The Reserve Board Meeting of 7-22-15

began 7:18pm

Attendees: Bill Martin, Janet Bassett, Dorothy DeBorde, Lori Gracey, Larry Falgiani, Donna Metcalf, Alinda Jones represented HOA, Inc.

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

The Treasurer's report was presented by Dorothy DeBorde. Through June we had a budget surplus, fiscal year to date (10 months) of about \$7816. However, two invoices from the Landscaper have not been received that will require payment of about \$1900. The proposed budget for the 2015-2016 fiscal year was reviewed, and the Board voted approval of no change in the gross amount of \$43,050. The Treasurer's report was approved by unanimous vote. \$5000 of budget surplus was transferred to savings. No change in the annual dues will be made. At the Annual meeting of all homeowners on August 11th, a 12 month Profit and Loss Summary and the new budget will be distributed.

Donna Metcalf, our new Landscape Chairperson and Larry Falgiani gave the landscape report. Donna learned from Olen Masingale, our contractor, that his normal day to mow our subdivision (except during dry weather when mowing will be less) is to be each Wednesday. However the ongoing major rainstorms of this year have left his schedule in a continual catch-up mode. He cannot mow the lower parts of our various ponds because of the tires sinking into the soggy soil. That also causes delays. He is to trim shrubs twice a month; weeds are to be pulled as needed.

Alinda Jones reviewed the annual dues and meeting notice mailer to all homes. It will be mailed this week. Things accomplished in the last fiscal year will be mailed along with this letter.

A Covenant Enforcement Process Policy was approved by unanimous vote, which was a result of the **Fourth Amendment to the Bylaws** posted last month. The initial use of this document shall be concerning an outbuilding to be removed from a property. 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. The document shall be posted soon on our website. 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.

Lori Gracey reported on her effort to recruit three new Board members. She has not had success. Lori attended a City of Broken Arrow hearing concerning 300 additional apartments to be built next to the 288 already existing (Crown Village at Elm Ridge) to the East of The Reserve on Elm St near the Elementary School.

Lori has distributed a letter to Bass Pro and government agencies to establish a Green Belt (Nature Preserve) just East of The Reserve to prevent its development into Multi-Unit Housing. That would be in the heavily wooded area atop the hill next to the City-owned pond. Her request was for Bass Pro to develop a nature trail with cooperation from agencies.

The annual meeting of The Reserve at Battle Creek will be held at the Golf Course meeting room on August 11th. Three Board member positions are to be filled.

This meeting ended at 9 pm. The next regular meeting will be after the annual meeting at a date to be chosen.

Bill Martin, recording secretary