

6-25-15

The Reserve Board Meeting of 6-25-15

began 7:05pm

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

Alinda Jones represented HOA, Inc.

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

The Treasurer's report was presented by Dorothy DeBorde. The previous month's report has been posted. Through May, we have a budget surplus, fiscal year to date of about \$7000. The monthly surplus was about \$1598. The Treasurer's report was approved by unanimous vote. The Board approved by unanimous vote to transfer \$5000 to savings. We have to rebuild our savings account after the fencing expenditure of 2014.

Larry Falgiani gave the landscape report. Begonias were installed by Olen Masingale after the rains ended. The Board needs a permanent landscape coordinator to work with OT Lawns and Landscaping.

A letter was sent last month to a homeowner to correct a covenant violation. Lori Gracey reported two Boxer dogs owned by a neighbor get out of their yard and have been threatening people who are walking on the sidewalk. The letter seems to have corrected this problem.

Alinda Jones provided a **Fourth Amendment to the Bylaws** which was approved by unanimous vote. It is attached to these minutes on page two. It was signed by the President and Secretary, and will be posted along with the minutes. A preliminary document called "Covenants Enforcement Process" was presented by Alinda Jones to the Board. The main topic of this June meeting was to review and modify the document. Within two weeks, this document will be posted by our webmaster. It provides a procedure to penalize and fine residents not in compliance with the Covenants. The use of this document shall commence in July, 2015.

Alinda will seek bids from multiple Homeowners Association Insurers. Two previous claims on our insurer by the Villas for automobile damage to our gate equipment have been paid in full to the Association, including the \$1000 deductibles.

The annual meeting of The Reserve at Battle Creek will be held at the Golf Course meeting room on August 11th. Two Board member positions are to be filled. Nominations shall be sought. This meeting ended at 8:28 pm. The next regular meeting will be July 16th at 7:00 pm.

Bill Martin, recording secretary

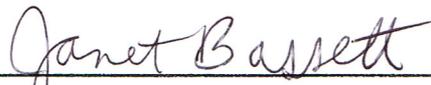
**FOURTH AMENDMENT TO BYLAWS OF
THE RESERVE AT BATTLE CREEK MASTERS
HOMEOWNERS ASSOCIATION, INC.**

The Bylaws of The Reserve at Battle Creek Masters Homeowners Association, Inc. ("Association"), which were adopted on July 2, 2002 and revised by the Association's Board of Directors at its board meetings on June 21, 2006, August 19, 2008, and November 13, 2008, are hereby further amended as specifically described below.

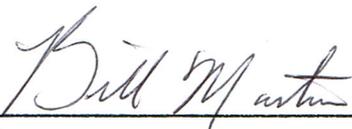
1. The last subparagraph of the third paragraph of Article VI, Section 2 of the Bylaws as previously amended, is hereby amended in its entirety to read as follows:

Enforce the protective covenants set forth in the Deed of Dedication of the Association in such manner as it deems appropriate. Specifically, the Board of Directors may adopt a policy to issue fines to a homeowner for failing to correct a covenant violation after having received a notice from the Board.

IN WITNESS WHEREOF, the undersigned officers of the Association have recorded the adoption of this Fourth Amendment to the Bylaws as set forth in the meeting minutes of June 25, 2015.



Janet Bassett, President



Bill Martin, Secretary