

3-19-15

The Reserve Board Meeting of 3-19-15

Began 7:02pm

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

Alinda Jones represented HOA, Inc.

Bill Waldorf visited.

The secretary's report from the February meeting was approved by the Board. It has been posted on the website.

Dorothy DeBorde provided the Treasurer's report. Through February, we have a budget surplus, fiscal year to date of \$2285.43. The monthly surplus was \$878.29. Taxes for 2014 have been filed. All delinquent dues except two have been received. The Treasurer's report was approved by unanimous vote.

Alinda Jones will file a lien on the one new delinquent homeowner next week as the other homeowner already has an existing lien which covers future dues. Alinda will send a letter to a homeowner who did not include the late fees of \$125 with their dues. Alinda will request 6 bids from insurance carriers to replace State Farm in the next few months.

Janet Bassett reported on attending the annual HOA seminar held by the City of Broken Arrow. She specifically discussed action to be taken on a homeowner who has an outbuilding that must be removed. An attorney proposed a method that will lead to a lien filing on this covenant violation. Bill Waldorf discussed past Board actions. Minutes of past meetings were reviewed on this subject.

Bill Martin and Bill Waldorf gave the landscape report. The first pre-emergent treatment will be done about March 21st. Lori Gracey was pleased with all of the cleanup work done by OT at the North end of the L-Shaped pond. She said it has not looked this good in years.

Bill Waldorf will contact OT to repair and adjust all sprinkler heads as needed. Some have been already shown to OT, but all will be inspected. Bill Waldorf will turn the entire system back on to allow this work to be done. Sprinkling will not resume as long as the rainfall continues this spring. OT is authorized to remove some dead azaleas and a small pine tree at the Cottages gate for \$150. We will wait another month to analyze how many plantings have died due to winterkill. Periwinkles have been suggested as our summertime plantings. Periwinkles may not be available until late April at the nursery. Bill Waldorf suggests that the planter bed at the North entrance on the west side needs to have a re-arrangement of plants this year.

Two large pecan trees that contain a large number of bagworms each year at the L-Shaped pond will be sprayed in July and August by Ryan Lawn and Tree service for a total of \$160.. This will also help control the spread of bagworms to nearby plants.

Bill Waldorf reported that our **Beautify Broken Arrow** sign provided by the City has been removed from the North entrance. It was first installed in late 2008 according to minutes. We do not know if it was stolen. Janet Bassett will call the City to discuss it.

It was reported the South Villas Gate Keypad is sticking. Larry Falgiani repaired it without expense.

Another newsletter will be sent out in April. If anyone has a topic for the newsletter, please contact Lori Gracey, editor. Lori reports that Jason Law at 928-605-8277 is a potential Board member. He could not attend this Board meeting because he was out of town.

This meeting ended at 8:45 pm. The next meeting will be April 16th at 7:00 pm.

Bill Martin, recording secretary