

THE RESERVE AT BATTLE CREEK – Master HOA Board

Meeting Minutes

February 23, 2017

Called to Order: 7:00 p.m.

Adjourned: 7:57 p.m.

Present: Janet Bassett, Dorothy DeBorde, Ty Frederick, Larry Falgiani, Lori Gracey, and Robin DeArmon with HOA Management

Location Communication Credit Union

Next meeting: March 16, 2017 at Communication Credit Union

I. Minutes

Minutes from the previous meeting held on February 16, 2017 were distributed by email and approved unanimously by the Board Members. The Minutes are posted on the website, battlecreekreserve.com.

II. Treasurer's Report

Dorothy gave the Treasurer's report. She had reviewed and approved the financial statements from Robin prior to the meeting and distributed the reports to the Board by email.

Discussion:

- The Association received the pending credit for last year's water leak from the City of Broken Arrow which resulted in a credit amount of \$873 for water during the current month.
- Postage was higher than usual this cycle due to the number of certified letters sent concerning outstanding dues and liens.
- Robin was asked to contact the Association's accountant to verify the tax returns are completed and received in time to be signed by the officers and filed by the March 15 deadline.
- The Association is \$6,680 under budget for fiscal year 2017.

Approval

- Lori moved to accept the Treasurer's Report; Ty seconded the motion and the report was unanimously approved.

III. Landscaping Report

Larry and Ty gave the Landscaping report.

- Larry & Ty fixed the fountain on the small pond by swapping out the pump with an older pump; this action saved the Association the cost of replacement, or roughly \$600.
- Larry also cleaned and repositioned the fountain in the L-shaped pond after it had been moved and untied by some children. No damage was done to the fountain.
- Donna continues to try to coordinate with OT Landscaping concerning spring clean-up of the flower beds and trimming of shrubberies. Ty will take care of trimming the boxwoods so that the azaleas can be seen.
- Because of the exceptionally dry winter, the Association may need to replace some perennials and shrubberies that died due to the inclement weather. Ty will coordinate replacements with Donna.
- Larry has begun turning on the sprinkler system and will continue to adjust them as needed.
- Larry has arranged to have 5 fence posts around the Villas and Cottages replaced by the fencing company used by the Association.

IV. HOA Report

- Liens discussed during the last Board meeting have been filed and a new lien will be issued in March for a continuing covenant violation.
- homeowners have been invoiced accordingly.
- One homeowner with outstanding dues has made payment arrangements to pay their balance. Another homeowner paid their outstanding balance in full.

V. Old Business

- A homeowner in the Villas will make the welding repair needed to the wrought iron fencing between the north and south Villas' gates. The Board is grateful for such assistance and participation from residents.

- The retaining wall installed by the homeowner inside the Villas adjacent to the small pond has completed her project and replaced, at her own expense, the damaged sod in the Reserve areas. The Board is grateful for such consideration and is pleased with the completed project.

VI. New Business

- Janet and Lori will consult with resources available at the City of Broken Arrow Annual HOA Meeting on Saturday, February 25th regarding Code Enforcement, and Foreclosures to learn how HOAs can best navigate such matters effectively.
- The neighborhood spring garage sale is scheduled for Saturday, May 20th. The Board will discuss this matter in depth at next month's meeting since they are the HOA responsible for advertising and coordination of the event this year.

VII. Adjournment

All business being concluded, Janet adjourned the meeting at 7:57.