

*The Reserve at Battle Creek – Master HOA Board*

Meeting Minutes

April 20, 2017

**Called to Order:** 7:30 p.m. **Adjourned:** 9:20 p.m.

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

**Location** Communication Credit Union

**Next meeting:** May 18, 2017 at Communication Credit Union

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**I. Minutes**

Minutes from the previous meeting held on March 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:

- Taxes were filed and paid by the April 18<sup>th</sup> deadline.
- Water bills are still low because of adjustments.
- Total liens filed for the Master Association total \$4,393.50, and for the Villas the total is \$1,198.50.
- The Association is \$8,548.28 under budget for fiscal year 2017.

Approval

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

**III. Landscaping Report**

Larry and Ty provided the Landscaping report.

- The fountain on the L-shaped pond stopped working as did the timer. Larry replaced the timer and a new fountain is on order. Larry and Ty have removed the old fountain and will install the new one when it arrives. The board approved the cost of the new fountain and timer which came to approximately \$730.
- A new valve was installed for the water faucet at the Villas south gate.
- Janet gave Donna's update on spring plantings. OT Landscaping will be planting Periwinkles in the coming week, weather permitting.
- Ty and Donna will be working on the flower beds to replace or move perennials.
- A resident contacted Lori and suggested the plantings in our neighborhood be similar to those done at the entrance to Stone Wood Crossing. The board agreed this would be nice, but since OT Landscaping was already instructed to plant Periwinkles, no changes were planned for this year. Next year the board will suggest planting Begonias and Joseph's Coat.

**IV. HOA Report**

- Five liens have been filed for residents in the Master Association and four liens have been filed for residents in the Villas. (See above for amounts.) The liens are against residents who are either out of compliance with covenants or are delinquent on their dues.
- A letter has been sent by HOA Management to residents of a home on N Ironwood Ave. that has an unsightly yard.
- HOA Management has not yet sent the courtesy letter to residents on N Granger St. concerning the safety of a vehicle parked by the residence on N Elm Pl. The letter should be sent in the coming week.
- A new issue concerning barking dogs, and residents having more dogs than allowed by City Ordinance was discussed. As both issues are matters for City Code Enforcement, it was suggested that the affected resident report the matter to the City using the new Broken Arrow Action Center app.

## V. Old Business

- The sheriff's sale of the foreclosed property is pending. Once the sale is complete, the Master Association will learn if any of the outstanding fees and fines will be reimbursed.
- Annual Neighborhood Garage Sale
  - The Neighborhood Garage Sale is coming up on May 20th. Janet will provide updated information to all participating Associations. Greenbrier has elected not to participate. Lori will update the rotation and contact list for Janet before the document is circulated.
  - Donna has taken care of placing ads in the Tulsa World.
  - Ty and Larry are in charge of putting up the banner signs the week before the event.
  - Gates at the Cottages and Villas will be open from 7:45 until 3:15 the day of the sale.
  - Karlie reported that she contacted a number of charities but none were available to pick up items curbside on a Saturday. The participating Associations will be informed of this.
- Newsletter
  - Dorothy provided Lori with the updated checking and savings account balances.
  - Lori will revise the newsletter to alert residents that a charitable organization will not be picking up items after the garage sale.
  - After making the updates, Lori will send the newsletter in PDF to Robin who will have it printed in grayscale and mailed to all residents.

## VI. New Business

- Feedback from Residents
  - A former board member who is moving sent some historical documents to the board for retention in the history and archives.
  - A resident reported they are quite pleased with how OT Landscaping is mowing the greenbelt area behind their home.
  - A resident suggested ideas for plantings in the neighborhood. (See landscaping report above.)
  - It was requested that OT Landscaping be reminded not to cut the cattails at the eastern end of the L-shaped pond.
- Bids for landscaping have not yet been received.
- Neighborhood Signage
  - A board member directed HOA Management to send a letter to a resident who had a yard sign supporting a local city council candidate. The board member was reminded that in the future, such communications should be decided upon by all board members either during regular meetings or by email.
  - The issue of changing the covenant that prohibits yard signs was discussed at length.
    - Covenants Section III W reads: *"No sign of any kind shall be displayed to the public view on any lot except one sign of not more than 6 square feet advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sales period."*
  - On one side of the issue, it was preferred to keep the covenant as it is to maintain an attractive and uncluttered appearance in the neighborhood. Some felt political signs were potentially divisive. As this restriction has been in the Covenants since the beginning, it was preferred that it remain as it is.
  - On the other side of the issue, it was preferred to change the covenant making it less restrictive so that residents may display signs such as baby announcements, garage sales, political endorsements, open houses, security signs, fence company signs, lawn maintenance signs, etc. The First Amendment issue of free speech was a concern for this preference.
  - It was suggested that signs be dealt with on a case-by-case basis, but HOA Management pointed out that such subjective enforcement could put enforcement of other covenants in jeopardy.
  - After lengthy discussion, the issue was tabled until further research could be conducted. If a change were to be proposed, it would require approval by 65% of residents to make a change.

## VII. Adjournment

All business being concluded, Janet adjourned the meeting at 9:20.