

THE RESERVE AT BATTLE CREEK – Master HOA Board Meeting Minutes

July 20, 2017

Called to Order: 7:05 p.m. **Adjourned:** 9:23 p.m.
Present: Janet Bassett, Dorothy DeBorde, Larry Falgiani, Ty Frederick, Karlie Madden, and Amy Wade with HOA Management
Location: Communication Credit Union
Next Meeting: August 17, 2017 at Communication Credit Union

I. Minutes

Minutes from the previous meeting held on June 15, 2017 were distributed by email and approved unanimously by the Board and posted on the website (battlecreekreserve.com).

II. Treasurer's Report

- The report was given by Dorothy who had reviewed and approved the financial statements from Amy prior to the meeting and distributed these via email for review by the Board.
- The Association was \$262.12 under budget for the month of June and is \$7,834.45 under budget for the year-to-date.
- The Treasurer's Report was unanimously approved (proposal by Ty, seconded by Larry).
- A proposal was made by Dorothy and seconded by Karlie to keep the Reserve yearly dues the same (\$262.50) for the coming year.
- A Revised Proposed Budget for 2017-2018 was reviewed and accepted by the Board. This will be presented to the homeowners at the Annual Meeting.
- The Board discussed the renewal of our Reserve at Battle Creek website operated by GoDaddy which would cost approximately \$1,000. Alternative options are being looked at to reduce the costs for this service. Mike Love has agreed to continue as webmaster.
- OT Lawns received their final payment covering the month of July and our new landscaping service (Edelman's) will begin on Aug. 1. Mr. Edelman will bill on the 20th of the month and receive payment by the end of the month.

III. Events Coordinator

- Karlie updated the Board on the door prizes acquired for the Annual Meeting in August. She will begin to post what some of these are on Facebook (restaurant gift cards, etc.)
- Rather than consider a block party, Karlie suggested the possibility of doing a Fall Carnival if enough interest in this is expressed by the community.

IV. Landscaping Report

- OT Lawns was given a 30-day notice to terminate services.
- Ty reported that Bryan Edelman is ready to begin as our new landscaper on Aug. 1. (Edelman's can provide the same service at a lower cost. Seasonal plants and mulch are included in the monthly fee.)
- Edelman's will submit a proposed contract for review and Board approval.
- Melinda Martin, from a neighboring community, thanked the Board in an email for their quick response in having two large trees (that bordered her property) removed for safety reasons.
- The Board will determine when and what kind of trees will be selected to replace these two trees, plus an additional tree that fell on Melinda's property (3 trees total to be replaced).
- Dead limbs near one of the ponds and branches overhanging a sidewalk that were reported by a homeowner were removed this month.
- Trimming of other overhanging limbs and mulching of trees will be done this fall.

V. HOA Report

- Past due HOA dues are being processed for fines in accordance with our by-laws.
- Three homeowners received a notification to remove a political sign from their yard.
- No new covenant enforcement issues were reported.

VI. Old Business

- Documents to be sent out to homeowners (in Reserves, Cottages, & Villas) next week prior to the Annual Meeting on August 22 were reviewed and revised.

VII. New Business

- It was determined that there will be five positions open on the Board to be filled at the Annual Meeting. Ty Frederick and Dorothy DeBorde have one more year in their term; Janet Bassett, Larry Falgiani, and Lori Gracey have completed their two year term. Janet and Larry have agreed to be renominated. Lori has decided not to run again. Donna Metcalf and Karlie Madden resigned their positions. All leaving the Board cited personal and family reasons for not continuing.
- An Architectural Application was reviewed and approved for a resident in the Villas to repaint a garage door and trim on the house.
- A request was made by a resident to have the City of Broken Arrow install speed bumps on Elm Pl. The Board reviewed the city's "Residential Speed Complaints" document and contacted an officer that handles this who indicated that several other steps (traffic hotline, additional speed limit signs, increased police presence, etc.) should be taken prior to speed bumps, which would be the last resort. A copy of this document will be made available to residents at the annual meeting.

At the conclusion of business, the meeting was adjourned at 9:23 p.m.