

THE RESERVE AT BATTLE CREEK – Master HOA Board

Meeting Minutes

August 17, 2017

Called to Order: 7:04 p.m.

Adjourned: 8:40 p.m.

Present: Janet Bassett, Ty Frederick, Larry Falgiani, Lori Gracey, Nancy Bishop, Sammi Alford, and Amy Wade with HOA Management

Location Communication Credit Union

Next meeting: September 21, 2017 at Communication Credit Union

I. Minutes

Minutes from the previous meeting held on July 20, 2017 were distributed by email and approved by the Board Members. The Minutes had not yet been posted on the website, battlecreekreserve.com. They may be posted on the new website once Mike Love and Matt Graham work out those details.

II. New Board Members

Janet introduced two new board members who will be completing terms for Donna and Karlie. The board is pleased to welcome Nancy Bishop and Sammi Alford, both residents of The Villas.

III. Treasurer's Report

Amy Wade gave the Treasurer's Report in Dorothy's absence. Amy distributed the financials and reported that everything was still on budget. Janet asked if any new activities on existing or new liens had occurred, and Amy reported that there was no new activity. There being no further questions, the Treasurer's Report was unanimously approved.

IV. Events Coordinator

Although she has resigned her position on the board, Karlie will be at the Annual Homeowners meeting on August 22 to give out the door prizes she has obtained from local companies and restaurants.

V. Landscaping Report

- Ty reported that Edelman Landscaping has taken over the care of the common areas in the neighborhood. Ty accompanied Brian Edelman on their first day of work to assure that all common reserve areas are mowed, trimmed, weeded, and treated with appropriate fertilizers and such.
- In surveying the reserve areas, it was determined that special attention is needed in the area to the East of the 700 block of W. Granger St. as there is considerable construction debris remaining from the developer that needs to be removed.
- Ty is also working with Edelman to address removal of broken branches and storm debris around the willows on the L-shaped pond.
- The tornado that struck the neighborhood the first weekend of August left a variety of damaged trees and limbs as well as structural damage. Residents and board members have been proactive in taking care of the damage. It was noted by board members that it was fortunate that the trees by the Martin property were removed prior to the storm as they may have caused considerable property damage if they had fallen in the tornado.

VI. HOA Report

- Amy reviewed the existing liens for the benefit of the new board members.
- No new complaints from residents have been received since the last board meeting.
- A sample of the HOA New Resident packet will be provided for board members to review before the next meeting.
- Amy and Kim will attend the Homeowner meeting on August 22nd and will bring the necessary paperwork.

VII. Old Business

- Annual Homeowners Meeting
 - Board members should arrive at 6:00 to prepare for the meeting at 7:00.
 - Kim and Amy will attend for HOA Management.
 - Janet will verify which board members will be voted on and provide this information to Kim or Amy for preparation of the ballot.
 - Janet reported that the City of Broken Arrow completed painting of the 25 MPH street signage within 10 days of the request.

- Mike Love and Matt Graham are working on launching a new version of the neighborhood website as the cost to maintain the old one with GoDaddy.com has become prohibitive.

VIII. New Business

- The water drainage issue inside The Villas that was addressed and resolved in 2015 has again been raised by one of the residents. He has involved the City of Broken Arrow that has spent several thousand dollars on evaluating the situation. The issue has been resolved as far as the board is concerned and remains the responsibility of the resident to rectify any issue on their particular property.
- Residents have proposed installation of speed bumps on Elm Place, from 51st Street to Elm Ave. Janet has contacted the City of Broken Arrow to inquire about this but has not yet heard back from the officer she was directed to contact.
- Mosquitos have become problematic again. Janet will purchase mosquito rings; Ty and Larry will install them in the ponds as they did last year.
- The board concluded the meeting by reviewing and editing a list of accomplishments for the previous twelve months that will be distributed to homeowners at the August 22nd meeting.

IX. Adjournment

All business being concluded, Janet adjourned the meeting at 8:45.