THE RESERVE AT BATTLE CREEK – Master HOA Board

October 23, 2017 *Meeting Minutes*

Called to Order:	7:07 p.m.	9:22 p.m.
Present:	Janet Bassett, Ty Frederick, Larry Falgiani, Nancy Bishop, Dorothy DeBorde and Amy Wade with HOA Management	
Location	Communication Credit Union	
Next meeting:	November 16, 2017 at Communication Credit Union	

I. Minutes

Minutes from the previous meeting held on September 21, 2017 were distributed by email and approved by the Board Members. These will be posted on our website.

II. Treasurer's Report

Dorothy gave the Treasurer's Report and reviewed the 2017-18 Budget Vs. Actual Expenses. The monthly budget for September showed that we are $947.99 in the black. A motion was made by Dorothy and seconded by Ty to accept the Treasurer's Report and it was approved unanimously.

III. Landscaping Report

- Ty reported that Edelman Landscaping has completed planting of the fall pansies and a new kaleidoscope bush at the south Villas gate to coordinate with the existing kaleidoscope plant in the bed between the gates.
- Edelman's will remove the construction debris left by the developer in the area to the East of the 700 block of W. Granger St. after he is caught up with fall planting and mulching. This will be at additional cost.
- Ty will work with Edelman's to get a good bid on mulch to use on the trees that were mulched in the past.
- An evergreen tree will be planted on the property by the "duck pond" near the south Villas gate. This is to replace a tree that was lost in the summer tornado/high winds. It has been advised that we wait to do this in the spring for best results.
- Larry and Ty will do a walk-around to locate suitable spots for 3 additional trees that need to be replaced to keep 120 trees as required by our Covenants.
- Matt Graham and his son cleaned up weeds at the corner of Elm Pl. and Elm Ave. What a good deed!

IV. HOA Report

- The Customer Balance Summary sheet regarding unpaid dues was reviewed. Late fee notices were sent out to those who have not paid yet.
- A Villas resident has received two notices regarding unkempt property and has made no attempt to clean it up. This will be turned over to the Broken Arrow Action Center.
- A sample of the HOA New Resident packet was reviewed. It was noted that it can take up to 60 days for a new resident to receive this because it is not sent out until the title company sends the HOA check. Each Master Board member will receive an updated packet at the November meeting.

V. Old Business

- Mike Love and Matt Graham have been working on a new version of the neighborhood website as the cost to maintain the old one with GoDaddy.com had become prohibitive. This should become operational on October 19.
- Janet updated the Board on the Oct. 12 public hearing at Broken Arrow City Hall regarding a 285-unit apartment complex on Elm. Pl. between The Villages complex and the school complex on 51st St. This was approved and will benefit the school property by adding a boulevard for bus traffic and a larger retention pond area.

VI. New Business

- A resident inquired about who is responsible for maintenance of the grass between the sidewalk and the curb along Elm Pl. Larry will formulate a response indicating that our HOA is only responsible for those areas along common property (e.g. 51st St., rainwater retention areas and pond} and that all other bordering property areas are the responsibility of the owner.
- The Fall Neighborhood Garage Sale was discussed and it was determined that we would not be participating as we found out about it too late.
- The Board will revise the Covenant Enforcement Process in November to accommodate situations where there are long-term, unresolved violations.

V. Adjournment

All business being concluded, Janet adjourned the meeting at 9:22.