

The Reserve Board Meeting of 5-21-15

began 7:04pm

Attendees: Bill Martin, Janet Bassett, Dorothy DeBorde, Lori Gracey, Donna Metcalf, Larry Falgiani

Alinda Jones represented HOA, Inc. Matt Graham, Patty Bishop, Nancy Bishop, Jim Boze visited.

From 7:04 to 9:08 the new business topic of storm water runoff onto two lots in the Villas was discussed. Patty Bishop and Jim Boze are the affected property owners. They both have severe soil erosion due to scouring water flow from above, extending all the way up to Helena St to the North. They presented an engineering analysis by Dave Sanders, P E. He had two proposed solutions to the problem. The preferred one was to install a 12" Plastic pipe starting at Reserve "H", and extending all the way down to the Duck Pond for an outlet. Storm water would be collected along the way from each lot that fronts along Helena St. Downspouts from roof drainage would be collected into the 12" pipe. The 12" pipe would be shallow, and run along the utility easement which is 11 feet wide. This means that vegetation along the N-S fence line would not have to be disturbed if the pipe was placed 9 feet from the N-S fence line. The Reserve would participate financially in this overall effort by controlling water flow from Reserve "H" upstream.

Another proposed solution by Dave Sanders would be to build a low retaining wall around two sides of Jim Boze's property plus the back property line of Patty Bishop's to deflect storm water away from above and force it to exit onto Indianapolis Street.

The Broken Arrow storm water management Code was handed out. Other Code papers were distributed that came from the internet, discussing the law. Matt Graham said he was going to research collecting his roof drainage and pumping it uphill to the East to Helena Street for an outlet.

After everyone participated in the discussion, Lori Gracey proposed the following, which was approved by the Board with a unanimous vote:

Nancy Bishop would talk to the Beckhams, the Rushes, and the Grahams who all front on Indianapolis St. to the West about their own efforts and solutions to control the storm water flow. They had to protect their property from runoff from Reserve "H". Additional bids would be collected on the two proposed solutions by Dave Sanders. Matt Graham will explore a method to divert his roof water to Helena St. A special Board Meeting of the Villas, the Reserve, and Block 9 residents will be called for by mailing from Alinda Jones. This special meeting would be held on June 16<sup>th</sup>. The next regular Reserve Board meeting will be moved to June 25<sup>th</sup>.

At 9:10 pm, the secretary's report from the April meeting was approved by the Board. It has been posted on the website.

Dorothy DeBorde provided the Treasurer's report. Through April, we have a budget surplus, fiscal year to date of \$5444. The monthly surplus was \$1738. The Treasurer's report was approved by unanimous vote.

Larry Falgiani gave the landscape report. Record rains have prevented some remedial work to be done by Olen Masingale of OT Lawn and Landscape. Larry will order Periwinkles to replace the Pansies. They will be installed by Olen. The budget will be \$1000 for plantings at this time.

Lori Gracey reported two Boxer dogs owned by a neighbor get out of their yard and have been threatening people who are walking on the sidewalk. This is a potentially life threatening problem that has occurred periodically in recent years. Alinda Jones will send the owners a letter.

Janet Bassett has investigated a car parked for a lengthy period of time partially in the grass. The owner seems to be overhauling it. A letter will be sent by Alinda Jones to place the car fully on the concrete driveway.

Alinda Jones will prepare a By-Laws Amendment to be reviewed and approved by the Board. It will clarify the Board's authority to penalize and fine residents not in compliance with the Covenants. The Board may amend By-Laws. Resident's voting is required to amend Covenants.

Alinda will seek bids from multiple Homeowners Association Insurers after simplifying our current policy coverage with State Farm.

This meeting ended at 10:04 pm. The next regular meeting will be June 25th at 7:00 pm.

Bill Martin, recording secretary