

11-20-15

The Reserve Board Meeting of 11-19-15

began 6:55 pm

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

Alinda Jones represented HOA, Inc.

Minutes of the October meeting have already been approved and posted by Mike Love, our webmaster.

The Treasurer's report was presented by Dorothy DeBorde. \$4049.51 was spent on repair and reconstruction of the irrigation system for the first time in 10 years. To date, we are \$4,423.79 over budget for this fiscal year. Our water bill at the Cottages meter was \$2098. The service-line near the meter on 51st street was leaking and was repaired. We are told that once the repair has been made, we can apply for credit on our water bill with the City of B A. Alinda Jones will discuss the water bill with the City of Broken Arrow and ask for a major refund. Only one month showed the high consumption. We will delay transferring \$300 per month into savings due to our budget deficit. Currently we transfer \$150 per month.

Donna Metcalf gave the landscape report. Her total focus during the last month was the major repair to our entire, very complex North-end irrigation system. The Villas irrigation system will be reviewed for repairs next spring. The Villas system currently has no known problems. Larry Falgiani has checked the electrical circuits for the Christmas lighting.

Lori Gracey presented the newsletter to be distributed by mail to all homeowners in November. She reported the Villas entrance Christmas lighting is to be done at 10 am on December 5th, a Saturday. Matt Graham will purchase new lights for the Villas before then with a \$400 budget. \$83 was spent on lighting for the North entrance, since much of it is still in good condition from last year. [Cottages volunteers are currently installing decorations at the north end.](#)

A new street light for safety at Elm Place and Elm Avenue has been approved by Larry Spring of the City of Broken Arrow, and the request for construction has been forwarded to PSO. It can be up to 3 months before PSO gets the installation done. This project has been pursued by the Board to ensure the safety of those entering the neighborhood on dark nights when it is difficult to see the curve. Installation is expected over the winter.

Alinda Jones reported the Homeowner on Helena has not responded to the notification letter concerning the removal of his backyard outbuilding. He has not had the structure removed to date. He has applied to install a pergola in the back yard. The application is denied by the Board, since it does not state the outbuilding will be eliminated.

The absentee owner on North Ironwood has responded to the notification letter concerning lawn care. This house has not been occupied for over a year. The yard is now considered

“marginally acceptable” after some work front and back. The owner has not stated how the yard will be cared for next spring. The Board will continue to monitor this problem.

The Villas still has two homeowners who have not yet paid their annual dues. The Reserve has nine who have still not paid. \$25 per month penalties will now be collected from those who have not paid. The future shall include lien filings for these homeowners, without payment in full. Registered mail and also regular mail will be sent to notify these 11 homeowners.

Charlie Selmon of Rich and Cartmill has gathered a competitive quotation from two insurance companies that were too high for the Board’s consideration. We also have a fresh quotation from our current carrier, State Farm. We plan on renewing with State Farm in December. Alinda Jones will continue to pursue additional quotes from Charlie Selmon, an independent agent.

Our new contract with HOA Management, Inc. will increase the service fee for each residence from \$3.25 per month to \$3.75 per month. This is still below the average market rate. A contract was approved and signed by the Board Officers.

This meeting ended at 8:50 pm. The next regular meeting will be Thursday, Jan. 21st at the Communication Fed. Credit Union.

Bill Martin, recording secretary