

11-21-14

The Reserve Board Meeting of 11-20-14

began 7:10 pm

Attendees: Bill Martin, Janet Bassett, Dorothy DeBorde, Lori Gracey

Theresa Evers represented HOA, Inc.

Bill Waldorf visited.

Bill Waldorf led a discussion on Christmas decorations for 4 locations. He was authorized by the Board to spend up to \$200 for lighting for the 51<sup>st</sup> Street entrance in the Island and on the West side signage. Our storage building has some lights from last year to be reused. The Villas Gates will be decorated on December 6<sup>th</sup> by volunteers. Please call Janet Bassett at 918-808-1461 if you can help with the Villas Entrances. Larry Falgiani and Bill Waldorf will decorate the Cottages entrance and the 51<sup>st</sup> St. Entrance.

Bill Waldorf will turn-off all our irrigation systems on the next major cold front to protect against pipe damage and sidewalks from icing. They will be left winterized unless we enter a long-term warm spell.

The secretary's report from the October meeting was approved by the Board. It has been posted on the website.

Dorothy DeBorde provided the Treasurer's report. Expenses were less than normal for the month. We spent about \$558 less than budgeted over the first two months of the fiscal year. Some homeowners have not yet paid their dues as of November 15<sup>th</sup>. One of these homeowners already has a lien on the property. Late notices will be mailed soon. Dorothy reported we have depleted the majority of our savings account. Withdrawals will approach \$25,000 by the end of 2014. The Board approved the report by unanimous vote.

Bill Martin has prepared a lawn maintenance bid document with the help of reviewers. A contract is desired with our property maintenance company, Three Oaks. It was decided a total of 4 companies will be requested to bid by invitation from Theresa Evers. The new contract should begin on February 1<sup>st</sup>. Bill Martin will show the bidders around the property.

Theresa Evers of HOA, Inc. will take over pursuing refunds from two different insurance claims that caused damage to the VILLAS property. The first one was last December, and the second one was this summer. We are seeking our \$1,000 deductible from each claim. Wayne Barlow has repaired the damaged gate. That cost will be forwarded to the insurance company of the person who hit the gate. Theresa reports the home that was rented (2<sup>nd</sup> floor) will no longer be rented to persons who are not family members.

Larry Falgiani and Patty Bishop have resigned from the Board. We need a new President and a new Vice President. We also need additional Board members, particularly from the Reserve and the Cottages. This meeting closed at 8:26 pm. The next meeting will be January 15<sup>th</sup>.

Bill Martin, recording secretary