

THE RESERVE AT BATTLE CREEK BOARD MEETING OF 11/27/12

Meeting began at 7:05 pm. Attendees were Jason Cortassa, Jason Friedrich, Patty Bishop, Dorothy DeBorde, Grace Davis, Bill Martin. Alinda Jones represented HOA.

Minutes of previous meetings are approved on-line by Board Members within a week of the meeting.

Dorothy DeBorde, Treasurer's report:

We spent extra money this month on landscaping. It was to be expected in the transition season of October. October Expenses were \$6956.91. The shortfall was \$3369.41, most of which was landscaping work. A discussion was held on the various line-items of the landscaping expenses. This report is available on-line at thereserveatbattlecreek.com, as maintained by Matt Graham.

Our Debit card is to be mailed from the bank to Alinda Jones, who will then provide it to the most likely user, Patty Bishop. It will be used mainly for landscaping purchases.

Alinda Jones reports that everyone in the Villas is current on their dues. The Cottages is also current. We have some long-term and short-term debt owed by homeowners in the Reserve of \$3,954.20. Some of this debt is being paid down in monthly installments. Four liens shall be filed after December 15th as approved by the Board voting unanimously. Liens shall be held as long as necessary. Liens are often collected when a new homeowner closes on the property, and not in the various transactions before this event.

Alinda Jones reports the Broken Arrow P O Box has been closed. Payments are to be sent to the P O Box of HOA instead.

Farmers Insurance has provided a quote for HOA liability insurance including director's liability which is much higher than we currently pay to State Farm. However, Alinda will study both policy benefits to determine if we have had inadequate coverage under our current policy. She will report her findings by email to the Board. She will contact Mark Musser of State Farm, our current policy salesman.

A discussion was held on the need for director's liability independently for the Villas and Cottages. We will seek information from past officers such as Roger Finn to determine what our insurance history is.

Because Jason Cortassa is moving to Philadelphia tomorrow, he has not had time to set up the new website using GoDaddy. Currently, he has been directing all data to Matt Graham's website, www.thereserveatbattlecreek.com. Hopefully, Mike Love will have time to get the new website up and running before long. In the meantime, please use www.thereserveatbattlecreek.com.

Patty Bishop's landscape committee: Winterizing of the irrigation system may not be farmed out to a contractor this year. According to Jason Friedrich, Bill Waldorf may winterize the entire system at the Cottages, the 51st St entrance, and the Villas gates. Bill Waldorf will be given three Certificates of merit for three different topics, from the City of Broken Arrow for maintaining the RESERVE AT BATTLECREEK so very well.

Additional Christmas lights may be purchased for 51st St. Volunteers install all lighting. New lights were bought in large quantity last year.

To accommodate Mike Love, the new meeting date will be the third Thursday of the month. There will be no meeting in December. Mike Love has filled the position of Jason Cortassa as a Board Member. The Board approved Grace Davis's nomination of Mike Love and seconded by Jason Friedrich.

The Board is in need of another member from outside of the VILLAS. The Board desires more equal representation. Currently there are no members from the COTTAGES, and only Mike Love from THE RESERVE (non-gated areas) due to the loss of two Board members.

A Homeowner in the Villas applied for approval for a precast concrete fence for his backyard. It will have a stone decoration on one side of the panels, and the backside must have a light colored, neutral stucco coating for the neighbor's side. In this way, the fence will be in compliance with the Covenants with a stucco finish for the neighbor's view, and a stone fence finish for the homeowner's view. Due to the steep slope of the backyard, an 8 foot height is allowed along the back property line (just like the next door neighbors fence already installed), with sides tapering to 6 foot height at the back of the house. Jason Friedrich will provide the approval information to the homeowner. The homeowner is requested to immediately show each of his neighbors what the new fence will look like before installation in December. This fence will be unique in this subdivision.

Meeting ended at 9:15 pm

Bill Martin, recording secretary