

10-20-15

The Reserve Board Meeting of 10-20-15

began 6:55 pm

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

Alinda Jones represented HOA, Inc.

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

The Treasurer's report was presented by Dorothy DeBorde. The expenditures are not complete, due to two lawn invoices not yet received. Therefore, a report will not be studied and approved at this time. The treasurer's report will be analyzed later by email in the near future. We had a major water leak at the Cottages irrigation system that was finally found after receiving a \$2098 water bill. The service-line leak near the meter on 51<sup>st</sup> street will be repaired immediately. The meter was turned off for now. 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. A motion was approved to wait for publishing the Treasurer's report.

Donna Metcalf gave the landscape report. About 50 flats of Pansies in multi-colors will be purchased this week. The budget will be \$1000. Reid Irrigation will be hired to do major repairs next week on the Irrigation systems around the Cottages and North Elm Place entrance area. Reid went through all systems including the Villas and provided a list of replacement parts for 16 zones. Reid will be hired to work on the Villas area next spring, which is currently in better condition than the North end.

Lori Gracey will finish a 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 5<sup>th</sup>, a Saturday. Matt Graham will purchase new lights for the Villas before then with a \$400 budget. [Additional monies may be needed to enhance the 51<sup>st</sup>. St. Entrance lighting.](#) 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.

Alinda Jones reported the Homeowner on Helena has responded to the notification letter concerning the removal of his backyard outbuilding. He will install a pergola instead of the outbuilding. The Architectural application has not been received by the Board. The Pergola will hide the storage items currently in the outbuilding. 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.

Another letter to a W. Helena residence that was out-of-compliance on lawn care was responded to by the owner cleaning up the property.

The Cottages has paid all annual dues. The Villas have only three left to pay. About 20 in the Reserve have not yet paid. A \$25 penalty has been added for late dues.

State Farm Insurance has requested by letter a return of \$1000 deductible to be paid back from the Villas on a claim for gate damage. If approved by the Board, Alinda will send a letter protesting the request for payment, which was prepared by Dorothy DeBorde.

Charlie Selmon of Rich and Cartmill will gather quotations from three HOA Insurance Companies, one of which may replace State Farm.

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 has not been approved due to illness of our President, Janet Bassett.

A new subdivision sign is under consideration for the East Entrance that will match the sign installed on the West entrance of the subdivision (from the Golf Course Clubhouse).

This meeting ended at 9:10 pm. The next regular meeting will be Thursday, Nov. 19<sup>th</sup> at the Communication Fed. Credit Union.

Bill Martin, recording secretary