

10-18-14

The Reserve Board Meeting of 10-16-14

began 7:00 pm

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

Kim Justilian represented HOA, Inc.

The secretary's report from the September 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 \$1127 less than budgeted. Kim said that one house was sold and closed without paying the dues. Kim will contact the title company about the error. Ten homeowners have not yet paid their dues as of October 15th. One of these homeowners already has a lien on the property as the debt is increasing. The Board approved the report by unanimous vote.

Patty Bishop gave the Landscape report. A landscaper was hired to clean up the dead vegetation and clear the brush at the north end of the L-Shaped pond. The fee for this service was \$795.00. Three Oaks removed a dead tree on 51st St. for a fee of \$300.00. Larry Falgiani and Bill Waldorf will plant additional pansies at the 51st Street entrance. Their budget for plants is \$60.

Two homeowners in the Villas requested to purchase their own trees for the two islands at the top of Juneau St. They will also care for these trees. The Board approved but cautioned not to choose trees that grow to large size and shed many leaves for neighbors to clean up. The type of trees to avoid would be Oak, Pecan, Maple, as examples. Desirable trees that minimally shed are evergreens.

Blue and Yellow pansies were installed by Three Oaks in most planter beds for winter color.

A new contract is desired with our property maintenance company, Three Oaks. A contract has not been prepared by this Board. According to the original PUD drawings in 2001, the commonly owned reserve areas total 6.09 acres.

Larry Falgiani again went to the City of Broken Arrow for the purpose of determining if staining and sealing our new fence at the north end of the Reserve will violate our PUD. The result of this visit is that we are allowed and welcomed to stain the fence by the City of Broken Arrow. The Board voted unanimously to stain and seal the North fence in a color previously chosen.

Further business:

Lori Gracey has made two copies of a book of minutes, plus a CD going back to 2005. One book will be kept by the Secretary and the other will be kept by the HOA, Inc. Lori was able to find most minutes going back to the beginning, but not all of them.

Larry Falgiani moved our items that are in a rental storage from a 10 x 10 size to a 5 x 5 size, saving some of our annual fee.

Kim Justilian will continue to pursue money 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.

A new contract with Kim Justilian was signed for the year for the Reserve, the Cottages, and the Villas.

Larry Falgiani has resigned from the Board. We need a new President. We also need additional Board members, particularly from the Reserve and the Cottages.

This meeting closed at 8:25 pm. The next meeting will be November 20th.

Bill Martin, recording secretary