

9-18-15

The Reserve Board Meeting of 9-17-15

began 6:55 pm

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

Alinda Jones represented HOA, Inc.

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

The Treasurer's report was presented by Dorothy DeBorde. Through August we had a budget surplus, fiscal year to date (full 12 months) of about \$8719. Expenses for August were more than usual due to landscape payments from the previous month paid in August. Expenses for August were therefore \$4145. The Treasurer's report was approved by unanimous vote.

Larry Falgiani gave the landscape report. Pansies will be purchased in mid-October. The budget will be \$1000. Tree stump grinding at the L-Shaped pond area was a bill of \$350. Two diseased trees were also hauled away. The current count of Reserve owned trees is 117.

Lori Gracey reported a donor has volunteered to provide a tree to replace one of the diseased trees. Lori has a rough draft of a newsletter to be distributed to all homeowners in late October. Lori will welcome tree donations from other homeowners. Two homes in the Villas are applying to widen their driveways. The architectural committee will review the proposals when they are sent to us. Villas entrance Christmas lighting is proposed to be done at 10 am on December 5th, a Saturday. Matt Graham will purchase new lights for the Villas before then.

Janet Bassett has talked to two people in maintenance at the City of Broken Arrow about installing a street light at the dangerous intersection of Elm Place and Elm Street. Turning visibility is very poor at night. Traffic has greatly increased after the new apartments on Elm Street were filled with occupants. These two people were in total agreement of the need for a light pole to be located there. They will explore how they will bring power to that corner for the light.

Alinda Jones reported that the Homeowner on Helena has not responded to the notification letter concerning the removal of his backyard outbuilding. The next letter will be mailed in October. The fine will be increased monthly. Also, the Ironwood resident absentee owner has not responded to the notification letter concerning lawn care. The next letter will be mailed in October. The fine will be increased monthly. Neighbors have successfully applied to City Code Enforcement and a demand notice with 10 days grace period has been sent to the absentee owner. The City will hire a landscaper to care for this property if not in compliance by September 28th. The expense will be billed to the owner. This house has not been occupied for over a year.

Another letter will go out tomorrow to a Helena residence that is out-of-compliance on lawn care. This will be the first notice.

The Cottages has paid all annual dues. About 2/3 of all the remaining homeowners have paid their dues. Late notice letters will be mailed on October 16th with a \$25 penalty added for late dues.

State Farm Insurance has requested by phone a return of \$1000 deductible paid back from the Villas on a claim for gate damage. Alinda will request a letter stating the reason for the return.

Charlie Selmon of Rich and Cartmill has sent two applications for Insurance, since we are going to get competitive quotes before our renewal on December 14th with State Farm. The applications are with USLI and with Philadelphia Life.

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.

This meeting ended at 8:55 pm. The next regular meeting will be Tuesday, October 20th at the home of Janet Bassett, whose phone number is 918-355-1188.

Bill Martin, recording secretary