

9-24-14

7:05 to 7:22 pm Before the Board meeting , Larry Mudd provided the Board several grievances.

The Reserve Board Meeting of 9-18-14 began 7:25 pm

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

Teresa Evers and Kim Justilian represented HOA, Inc.

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

Dorothy DeBorde provided the Treasurer's report. We were short \$412 in the monthly budget. That was due to payments being made: two in the same month rather than separate months. The previous fiscal year's budget ended on August 31st, and was approximately \$1000 in the black. Total expenses last year were \$41,303.34. The Board approved the report by unanimous vote.

Larry, Bill, Dorothy, and Kim will be signers on the two accounts at the bank.

Patty Bishop gave the Landscape report. Larry Falgiani will get a bid on removal of dead vegetation and clearing the brush at the north end of the L-Shaped pond. It is our priority to get this task done soon.

Three Oaks has neglected some clearing work, but with a new brush hog, they will be told to get some mowing problems corrected nearby the L-Shaped Pond. The crew has been seen using vegetation killer along fence lines rather than using the much more attractive method of using a weed-eater. They will be asked to stop this practice.

Blue and Yellow pansies will again be installed this fall for winter color.

A new contract is desired with our property maintenance company, Three Oaks. They will be asked to bid along with other companies this winter. Three Oaks work has not been satisfactory. We have 21 planting beds to maintain. Weeds are often seen in them due to neglect. According to the original PUD drawings in 2001, the commonly owned reserve areas total 6.09 acres.

Lori Gracey will make a book of minutes, which will be kept at HOA. We currently do not have a full set of minutes going back to 2005, and she is looking for them all.

Larry Falgiani will check again with the City of Broken Arrow Code and PUD administration officer to determine if the commonly-owned fence can be stained a color, or if the fence must have a clear sealer.

The Board approved additional old fencing to be replaced at the East end of the Reserve which is commonly owned. Larry Falgiani is going to inform Ideal Fence to proceed when available.

The Board authorized Dorothy to transfer \$5000 from checking to savings for fence replacement.

The Board received an unsatisfactory response from a homeowner who has an upstairs rental unit. Kim will send a response letter to the Homeowner showing FOR RENT Tulsa World ads previously run by the homeowner. Homeowners cannot have occupants other than family members.

The Board also received an unsatisfactory response from a homeowner with a separate storage building, the only one among 164 homes. The Board has no authority to change or grant a variance in our controlling documents agreed to by all homeowners at the time of their purchase.

We shall continue with our 129th E Ave at 31st storage building fee of \$456 per year.

This meeting closed at 9:06 pm.

Bill Martin, recording secretary