

## **THE RESERVE AT BATTLE CREEK – Master HOA Board**

*February 22, 2018 Meeting Minutes*

**Called to Order:** 7:04 p.m. 7:53 p.m.  
**Present:** Janet Bassett, Sammi Alford, Nancy Bishop, Ty Frederick, Larry Falgiani,  
Dorothy DeBorde and Amy Wade with HOA Management  
**Location** Communication Credit Union  
**Next meeting:** March 15, 2018 at Communication Credit Union

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### **A. Minutes**

Minutes from the previous meeting held on January 18, 2018 were distributed by email and approved by the Board Members. These are posted on our website.

### **B. Treasurer's Report**

- Dorothy gave the Treasurer's Report and noted that the year to date budget showed that we are \$1323.61 in the black which was, in part, a result of the water bills being in line with the budget since the leaks are now repaired. An \$80.16 reimbursement from the City of Broken Arrow upon completion of those repairs was also noted.
- Dorothy also reviewed the tax information prepared by Jack Abbott and signed these. A \$2.00 check was mailed to the State of Oklahoma. No Federal tax was owed.

### **C. Landscaping Report**

- Bill Waldorf, a homeowner in The Cottages, received approval to plant a maple tree at his expense on The Reserve property near The Cottages retention area. Thank you, Bill! We look forward to watching it grow.
- One evergreen will be planted near the pond at Indianapolis and two more trees will be planted in The Reserve area.
- Once the common areas are dry again, pre-emergent and fertilizer will be applied to the grass.
- The pile of debris left by the developer uphill from the large pond will be removed once a vehicle can be safely driven on the soggy ground.
- Mulch around trees is being scheduled.

### **D. HOA Report**

- The Customer Balance Summary sheet regarding unpaid dues was reviewed. Amy shared that late fees were added to those who have not paid in full yet.
- A homeowner who remains non-compliant regarding the removal of an outbuilding will be contacted about resolution of this issue or beginning the Covenant Enforcement Process again.
- The possibility of using Small Claims Court to collect unpaid dues and fines was discussed. This has been a successful approach used by another HOA and further information regarding this will be sought.

## **E. Old Business**

- Information was sent to all Reserve homeowners regarding the recent changes to the Covenant Enforcement Process. We appreciate all who made this possible.

## **F. New Business**

- The website has now been updated with the revised Covenant Enforcement Process and the November and January minutes and financials.
- Reminder: the City of Broken Arrow Annual Homeowners Workshop will be on Saturday, March 3, from 10 a.m.- 1:30 p.m. in the Stoney Creek **Conference Center** ballroom, 200 W. Albany St. Light refreshments will be available. Attendees will also be eligible to win a weather radio and other door prizes.

## **G. Adjournment**

- All business being concluded, the meeting was adjourned at 7:53 p.m.