

# THE RESERVE AT BATTLE CREEK – Master HOA Board Meeting Minutes

May 17, 2018

**Called to Order:** 7:15 p.m.

**Adjourned:** 8:48 p.m.

**Present:** Sammi Alford, Janet Bassett, Nancy Bishop, Larry Falgiani, Ty Frederick, and Amy Wade with HOA Management

**Next Meeting:** June 21, 2018

## I. Minutes

Minutes from the April meeting were distributed by email, approved by the Board, and posted on the website (battlecreekreserve.com).

## II. Treasurer's Report – Dorothy DeBorde/Amy Wade

- The financials were sent to the Board by Dorothy prior to the meeting and the report was given by Amy.
- The Association was \$453.25 under budget for the month of April and is \$2,992.37 under budget for the year-to-date.
- The Treasurer's Report will be posted on the website.

## III. Landscaping Report – Ty Frederick

- Seasonal plants (periwinkles) were added to the beds by Edelman's.
- The three new trees are in need of continued watering once a week to help them thrive. Larry will water the tree on the island by 51<sup>st</sup> St.; Ty will water the tree by Indianapolis; Ty will approach a homeowner on Ironwood that has access to a hose to see if this person will water the tree there.
- The debris on the hill by the large pond on Elm Pl. has been removed.
- Amy contacted Edelman's to have them mow the area on the south end of The Cottages between the chain link fence and the wood fence.
- Ryan's Lawn and Tree will be reminded to check with Ty prior to any work being done by them.
- Larry will check with Ryan's regarding the amount of a bill for sprinkler repair.

## IV. HOA Report

- Past due HOA dues are being processed for fines in accordance with our by-laws.
- Four homeowners will receive notification that they have excessive outstanding balances and will be taken to small claims court if these are not paid. HOA Management, Inc. will prepare the paperwork and one or more Board members will attend the court proceedings. If the court rules in favor of our HOA, the homeowner will be responsible for the preparation, filing, and processor fees.

## V. Old Business

- A decision was made by the Board not to contact the city of Broken Arrow regarding a traffic light issue on the corner of Elm Pl. and Stonewood Dr. This was already reported by an individual.
- The spring newsletter was sent out to all homeowners recently.
- Larry placed Garage Sales signs at the entrances to our neighborhood for this Saturday, May 19.
- A dip in the asphalt in front of the south Villas gate grate was repaired expediently by the City of Broken Arrow.
- The Board discussed the possibility of adopting the corner near Elm Pl. and Elm Ave. that is very unkempt. The City of BA has agreed to cut down the Catawba tree and grind the stump if we agree to beautify this corner. We would also be able to add a Reserve at Battle Creek sign on this

property, if approved. After much discussion, it was decided to take this proposal to the HOA Annual Meeting in August to determine if a quorum of homeowners is in support of spending HOA money on this effort.

- The Key-Key-5000 gate code for The Cottages and The Villas has been in use for so long that some homeowners in those neighborhoods believe the security is compromised. Amy will check with other HOA's that have changed their codes to see what changing the code would entail.

## **VI. New Business**

- Sammi has contacted a number of local businesses to seek donations of gift cards/certificates, etc. as door prizes for the Annual HOA Meeting in August. Several have contributed so far.
- An unidentified truck with a flat tire has been parked in the south Villas parking lot for almost two weeks. This will be reported to the Broken Arrow Action Center for resolution.
- Janet will post a message on The Reserve at Battle Creek Facebook page regarding misuse of the Villas and Cottages vehicle gates. Some homeowners are forcing these gates open when there is a slight gap and going through there instead of the pedestrian gates. This could potentially cause severe damage to the gate mechanisms resulting in costly repairs.