

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

July 18, 2019

**Called to Order:** 7:04 p.m.

**Adjourned:** 8:50 p.m.

**Present:** Sammi Alford, Janet Bassett, Dorothy DeBorde, Larry Falgiani, Ty Frederick, Amy Wade

**Next Meeting:** July 18, 2019

## I. Minutes

Minutes from the June meeting were reviewed and approved by the Board and sent to be posted on the website. (battlecreekreserve.com).

## II. Treasurer's Report – Dorothy DeBorde

- The financials were sent to the Board by Dorothy prior to the meeting.
- The Association was (\$594.23) over budget for the month of June 2019 and is (\$2,995.88) over budget for the year-to-date due to landscaping needs and maintenance of trees that are susceptible to disease.
- The finalized 2019 – 2020 Proposed Budget was reviewed and agreed upon.
- A motion was made by Dorothy and seconded by Ty to approve the Treasurer's Report. Motion was carried. The approved Treasurer's Report will be posted on the website.

## III. Landscaping Report – Ty Frederick/Larry Falgiani

- It was noted that flower beds need to be watered more during the heat. Larry will look into adjusting the sprinklers to spray more often, but less time. Both Larry and Ty have hand watered areas that needed watering.
- The water bills were down this month because the sprinklers were used less and because Larry had to turn off the sprinkler on 51<sup>st</sup> St. by the Cottages due to an undetected leak.
- After unsuccessful attempts to find the leak by Board members, American Leak Detector was asked to give a cost proposal to locate and fix the leak. The Board agreed that this was a necessary expense and this will be repaired soon.
- SLK Landscaping will weed and trim shrubs this weekend.

## IV. HOA Report – Amy Wade

- Only one homeowner in the Reserve and one in the Villas have unpaid dues but due to extenuating circumstances these cannot be collected at this time.
- A trash truck that is leaking white liquid on the streets is being reported to the Broken Arrow Action Center along with an issue of a car that is partly blocking a neighbor's driveway and not allowing emergency right of way.
- Sammi has been diligent in checking on non-compliance issues and keeping the Board apprised of the need for a courtesy letter and/or a fine statement if the issue is not resolved in the time frame allotted.

## V. Old Business

- The Traffic Calming division of the Broken Arrow Police Department has begun to give tickets to speeders on Elm Pl. It is hopeful that this will slow down the traffic to avoid further accidents.
- Janet posted a notice on our Reserve Facebook site to try to recruit new Board members, but had no volunteers step forward.

## **VI. New Business**

- Janet will contact the Webmaster to change the monthly Board meeting location, as it varies from month to month.
- The following revised items regarding the Annual Board Meeting on August 13 were reviewed prior to the mail out to homeowners:
  - + Agenda notes for the Board for the Annual Meeting
  - + All documents to be mailed out to residents (Arch App modifications, Notice of Meeting, invoice for annual dues, door prizes listing)
  - + The Ballot and Homeowner Information Sheet will be available at the meeting.