

THE RESERVE AT BATTLE CREEK – Master HOA Board Meeting Minutes

June 27, 2019

Called to Order: 7:02 p.m.

Adjourned: 9:15 p.m.

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

Next Meeting: July 18, 2019

I. Minutes

Minutes from the May meeting were reviewed and approved by the Board and posted on the website prior to this meeting. (battlecreekreserve.com).

II. Treasurer's Report – Dorothy DeBorde

- The financials were sent to the Board by Dorothy prior to the meeting.
- The Association was \$284.04 under budget for the month of May 2019 and is (\$2,401.65) over budget for the year-to-date due to landscaping needs.
- 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.
- A proposed annual budget was approved, as well as a recommendation to increase dues according to the amount allowed by the Covenants to cover the monthly shortfall.

III. Landscaping Report – Ty Frederick

- TrueGreen fertilized according to schedule.
- Liriope plants were trimmed and thinned by SLK Landscaping.
- All beds are in good shape regarding weeding and mulching.
- Ryan Trees treated for bores and webworms and to protect against insects and disease.
- Itemized bills from SLK for extra work to be done will go through Board approval first.
- Sprinklers are currently turned off. Ty and Larry will talk to SLK about controlling the sprinklers for optimum plant growth.

IV. HOA Report – Amy Wade

- Only one homeowner in the Reserve has unpaid dues at this time. HOA Management will continue to try to serve him through his workplace.
- Another homeowner in the Villas is also behind in dues and fines but can't be made to pay because of bankruptcy.
- A fence issue involving a homeowner in the Reserves and four homeowners in the Villas was discussed again. It was determined that the Board has done due diligence in attempting to resolve this issue between this group of neighbors and that from this point the neighbors will need to handle it between themselves, as suggested by an HOA attorney at the annual HOA workshop.
- In the case of a recent non-compliance issue with a renter, it was determined that the letter citing the problem should go to both the homeowner and the renter.
- It was affirmed that when a non-compliance issue is reported the first step should be a courtesy letter prior to a letter indicating a fine.

V. Old Business

- The water leak near the 51st entrance by The Cottages will be investigated to try to determine the source.

- Janet spoke with an officer in the Traffic Calming Division of the City of Broken Arrow about the possible installation of speed bumps on Elm. Pl. between 51st and 61st. She learned that this stretch is not a good candidate for speedbumps due to the number of curves. However, approval was given to post police officers intermittently along the stretch who will enforce a “no tolerance” policy and issue tickets to those going over 25mph.
- Open Board positions were discussed and it was shared that a possible candidate is unable to take the position because of health problems. It was decided that Janet would post something on our Facebook site to try to recruit new Board members.

VI. New Business

- The following items regarding the Annual Board Meeting were discussed and revised:
 - + agenda for the Annual Meeting in August
 - + documents to be mailed out to residents (Arch App modifications, Notice of Meeting, invoice for annual dues)
 - + ballot to be given at meeting