

THE RESERVE AT BATTLE CREEK – HOA Board Meeting Minutes

August 16, 2018

Called to Order: 7:07 p.m.

Adjourned: 8:50 p.m.

Present: Sammi Alford, Janet Bassett, Nancy Bishop, Dorothy DeBorde, Larry Falgiani, Ty Frederick, Freda Bateman and Amy Wade with HOA Management

Next Meeting: September 20, 2018 at 7 p.m.

I. Minutes

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

II. Treasurer's Report – Dorothy DeBorde

- The financial reported was sent to the Board by Dorothy prior to the meeting.
- The Association was \$596.13 over budget for the month of July and is \$3,716.83 under budget for the year-to-date.
- A motion was made by Dorothy to approve the Treasurer's Report. This was seconded by Janet and approved unanimously. The Treasurer's Report will be posted on the website.
- Dorothy presented the Proposed 2018-2019 Budget at the Annual HOA Meeting. This was approved at the Annual Meeting.
- It was decided to keep the dues for the Reserves the same (\$262.50) for the coming year, but to review them next summer for a possible increase when the new budget is discussed.

III. Landscaping Report – Ty Frederick

- Ty reported that SLK has mowed twice, 8/8 and 8/15. A homeowner reported that her fence was recently damaged by a mower, it was determined the homeowner should work with SLK to resolve the issue and Ty will provide the necessary contact information.
- Ty will ask SLK for a bid for tree care.
- The condition of the existing bed landscaping was discussed, it was determined that the soil needs to be amended to facilitate growth of future plantings. No next steps were discussed.
- The boxwood still need to be cut back at the south Villas gate to better view the azaleas. No date was set.
- Larry confirmed that the fence was repaired and new posts were placed at the Cottages and Villas
- The downed tree at the L-shaped pond has been removed (it will need to be replaced) and the weeds at the rear of the pond have been cut. The construction debris near the Elm entrance has been removed.
- Janet confirmed that she will approve and sign the SLK contract online after the details were clarified by Ty.

IV. HOA Report

- Amy completed paperwork for small claims court and filed them for \$50 per claim. Five homeowners with outstanding balances on dues and fines have been served papers and given an opportunity to pay or go to court. Janet and Sammi will be the HOA representative at the Tulsa County Court House on August 23. Amy will provide the paperwork for Janet prior to this.
- Amy reported she has worked with the financial representative from the Cottages concerning their method of handling the payment of the annual dues, this was resolved satisfactorily.

V. Old Business

- We will not be adopting the corner of Elm Pl. and Elm Ave. due to the burden it would place on our budget.

VI. New Business

- The annual meeting was discussed; the attendance was not as high as expected. Attendees questions centered around landscaping concerns. The door prizes were well received and much appreciation was expressed to Sammi.
 - The Board approved the appointment of Freda Bateman to the Board and she has accepted the position of Secretary.
 - The existing Board agreed to hold their current positions for 2018-2019.
 - A copy of the 2002 Covenants was provided by Dorothy. This document is the source of the 5% dues increase clause. Dues increase and a special assessment were discussed but it was determined that no action would be taken at this time.
- A representative from the golf course asked for our help in looking for new employees, it was decided a Facebook post would be utilized to notify residents of this information.