

## **The Reserve at Battle Creek- Master HOA Board Meeting September 19, 2019 Meeting Minutes**

**Called to Order: 7:01pm**

**Present: Janet Bassett, Sammi Alford, Ty Frederick, Karlie Madden, Sara Henry, Dorothy DeBorde, Larry Falgiani, Amy Wade with HOA Management**

**Location: Janet's home**

**Next meeting: October 17, 2019**

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**Minutes:** Minutes from the meeting held on August 22, 2019 were distributed by email and at the meeting. Approved with corrections by the Board Members.

### **Treasurer's Report – Dorothy DeBorde**

- Dorothy gave the Treasurer's report, noted the Association was \$619.21 over budget for the month of August and is over budget \$3,530.44 for the 2018-2019 budgeted year.
- Reviewed water bills for the month and they were in line.
- The August financial report was approved (motion by Dorothy and second by Ty) and will be posted on the website.

### **Landscaping – Ty Frederick/Larry Falgiani**

- Updated copy of SLK contract was provided and changes to the contract were noted.
- Larry discussed a light outside the villa gates with an electric eye needs replaced; it is now on 24 hours per day. Larry researched replacements at Lowe's cost to be \$79.99 per light. The board approved replacement of one light.
- Larry discussed the erosion at the L-shaped pond. Discussed previous company that has knowledge in repairing this. Oklahoma Landscaping will be contacted to assess the problem.
- Larry and Ty discussed the L-shaped pond fountain will need to be cleaned once temperatures are cooler.
- Ty discussed he was approached by neighbors to help clean up the 51<sup>st</sup> entrance flowerbeds. He will further develop a plan of action with the volunteers and present it to the board.

### **Community Service – Karlie Madden**

- Karlie distributed a food truck menu and idea for neighborhood social. Discussed location for food truck and scavenger hunt prior to event. Discussed options for outdoor games to have during the event. It was decided to start with a snow cone truck to be provided to the neighborhood at cost of the HOA.
- Discussed and determined that a holiday social would occur in January. Will be discussed further at future meetings.

- Karlie brought to the board about having some type of “welcome” gift and “welcoming committee” for new homeowners. The board approved purchase of a keychain and small basket to be provided to new homeowners.

### **HOA Report – Amy Wade**

- Amy reviewed covenant violation, it was determined that a letter will be sent.
- An architectural application request was presented and the covenants were discussed regarding the request. It was determined that homeowner will turn in an arch app for approval.

### **Old Business:**

- The white liquid from the trash truck was discussed but not resolved. The car parked in the street has not been removed. Will be reported via the Broken Arrow Action app.

### **New Business:**

- Dorothy discussed minute book, it was decided that HOA management will keep hard copy and maintain binder of minutes.
- Amy handed out HOA management contract for review. Reviewed changes to contract from previous year. Janet proposed to accept contract for 2019-2020, Sammi seconded. All in favor. Contract was signed by Janet Bassett for the Reserve and the Villas, with Larry Falgiani signing for the Cottages.

### **Adjournment at 9:31pm**