

2-19-15

The Reserve Board Meeting of 2-19-15

began 7:05pm

Attendees: Bill Martin, Janet Bassett, Dorothy DeBorde, Lori Gracey, Donna Metcalf

Alinda Jones represented HOA, Inc.

Larry Falgiani visited.

The secretary's report from the January meeting was approved by the Board. It has been posted on the website.

Dorothy DeBorde provided the Treasurer's report. Through January, we have a budget surplus, fiscal year to date of \$1407.14. We are therefore under-budget. Seven homeowners (three of these are in the VILLAS) have not yet paid their 2014 dues as of February. These are homeowners who for the first time in 2014 have not paid. Dorothy turned over copies of 1099 statements that were mailed out in January by our tax preparer, Bill Ess Bookkeeping and Tax Service, to Alinda Jones for the Master Reserve's records which are kept at the HOA. Signers on our bank accounts were reviewed. The Treasurer's report was approved by unanimous vote.

Alinda Jones will mail final notices on 2-20 to the seven homeowners who have not paid their dues. Late fees are accumulating so far at \$25 per month. Thirty days later on March 23rd, the liens will be filed at Tulsa County on each of the seven, if their dues have not been paid by that date. Ultimately, the homes may not be sold to a new owner without payment of these liens at or before closing.

Alinda discussed the new Board member Donna Metcalf will be replacing Patty Bishop's term of office which expires in 2016. Lori Gracey has found a potential Board member who could not attend this meeting due to a trip.

A discussion on the Reserve "D" in the Villas potential development into a building lot was held. Five adjacent homeowners have been interviewed on this topic by Lori Gracey. They all do not want another house built on their Juneau St. cul-de-sac green space. The Board voted unanimously to reject selling a South portion of Reserve "D" to build a house on it.

Four adjacent homeowners requested the removal of the large tree in Reserve "H" in the Villas. It has chronic, annual bagworm infestation and is also a severe leaf problem in the fall. On 2-18, S & W Tree Specialists removed the Mulberry tree and its stump. They also removed two other stumps on 51st Street. The fee for all of this work was \$480.00. Homeowners will be asked for opinions on what kind of greenery they would like to see in Reserve "H".

Bill Martin reported on the first month's work by OT Lawn and Landscape, who replaced Three Oaks. So far, five trailer loads of leaves, grass and brush have been hauled away. The first pre-emergent treatment will be done at the end of February. Lori Gracey will be contacting OT about additional work to be done at the North end of the L-Shaped pond on both flatwork and

trees. Bill Waldorf and Larry Falgiani will be contacting OT about additional work on some PVC distribution line repair and the replacement of two sprinkler heads at the North entrance.

Alinda Jones of HOA, Inc. reported on two different insurance claims that caused damage to the VILLAS property. The first one was a year ago in December, and the second one was this last summer. Alinda has received the \$1000 deductible check refund from the first claim. That claim is now finalized. We were told by State Farm representatives that we will not recover the final \$1000 deductible on the second claim for Villas gate repair due to a legal technicality. The homeowner who hit the gate and the Association both use State Farm. That claim is finalized.

The Board instructed Alinda Jones to take quotes from other insurance companies due to our problems with State Farm. Six companies were found to get rates from. They will be contacted during the next month.

A homeowner requested approval to replace the fence behind her house. A new fence configuration was proposed by Ideal Fence, and will be installed soon. After studying the fence configuration, the Board unanimously voted approval for this request as being in compliance with our rules.

A Cottages homeowner requested approval for a barbeque pit to be installed in the back yard. A drawing will be submitted by the contractor for Board approval.

It was reported the South Villas Gate Keypad is sticking. Larry Falgiani will examine it. If he decides it should be replaced, Wayne Barlow will be contacted to do the work. Larry will also check the gate timing.

Broken Arrow will hold its annual workshop for HOAs on Saturday, Feb. 28th. Three from our Board will attend. Another newsletter will be sent out in April. If anyone has a topic for the newsletter, please contact Lori Gracey, editor.

This meeting ended at 8:54 pm. The next meeting will be March 19th at 7:00 pm.

Bill Martin, recording secretary