The Reserve HOA Board

Annual Town Hall Meeting via ZOOM

November 17, 2020

Board members in attendance: Rich Mullin, Brian Davis, Crista Vogler, Donny Hill, Brittany Leliaert

* Rich opened the meeting. Introduced board members.
* Rich stated we had an opening for a board member if anyone is interested.
* Rich has begun decorating the gates and asked for volunteers to help decorate. Any ideas for holiday décor welcome.
* Gate report delivered by Donny. EMS has ability to get in at any time. Gates have been relatively maintenance free.
* Brian delivered road report. Roads resurfaced in 2017, expected life of the repair is 10-15 years. We have been fixing potholes as they show up. A paving company has been hired to fix paving. Still waiting on them to arrive to fix the curbs and then we will fix the erosion damage. We have asked them to fix curb halfway down Old Post Road and remove curb and do a small ledge. The third repair will be near Redfield gate to be able to get in larger trucks & equipment through without damaging the landscape. The Board is discussing whether or not we will do a sealer on the road in 2021. Brian suggested this be a neighborhood vote vs a board vote due to environmental concerns and cost.
* Also, Pablo Franco, LLC has been to do smaller projects. Rock work has been done and some trimming and shrubs to make it easier to enter in the gates and have better road sight lines. He will do ground cover in common areas with mulch and additional rock in Spring 2021. Board is additionally in discussion about how we will address dead pine trees around Redfield entrance. This will be lengthy plan and a more expensive project expected 2021/2022.
* Landscape contract renewal discussion next week with Foegley and Rich/Brian.
* The Spotlight at main gate is highlighting the neighborhood sign. Lights at both sides of gate now allow for holiday lighting for this winter.
* Resident raised question about leaf pick up in neighborhood for pickup?? Maybe a set time to get a leaf pick up for our neighborhood. Board will consider a service for the neighborhood for Fall 2021.
* Resident posed a question about the ground that supports the road that was ruined during construction. Maybe sod behind it to save cost. Brian trying to get contractors out for 2.5 months to fix the issue.
* The new Reserve website goes live tomorrow. Brian showed example of what the website will be when it is live. Brian will have full administrative access for future revisions.
* Brian delivered the financial report. On 4th year of roads. Will need to redo the road in 7-8 years. Plan to keep yearly assessments the same for now to budget for the roads in the future and allow surpluses for other capital projects as needed.
* A very detailed financial report was delivered by Brian.
* A motion was made to approve the budget, it was seconded, and the entire group voted to approve it unanimously.

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* ACC report delivered by Crista. ACC requirements discussed for projects. Make sure to submit a survey with lot lines, architecture drawings & description. Also, reminded residents to take care of road in front of their driveway when it comes to leaves & snow.
* Social report. Halloween winners from Halloween décor contest announced. Halloween table trick or treat was well implemented, and many neighbors asked to repeat it next Halloween.
* Board will vote on Christmas décor contest and announce.
* Brittany gave an update on little library. Neighbors encouraged to exchange books and utilize this wonderful amenity.
* Rich discussed bylaws that we need to implement. Main focus of the board is to implement rules that we need to enforce to keep our neighborhood safe and increase the value of our neighborhood. Bylaws will be posted on new website. New residents should receive copies of bylaws by the realtors at closing. If a new resident moves in, we will try to deliver new bylaws with a welcome packet.
* Pick up after you pets. Other residents want new signs in the front. Other resident requests more signage on Ironwood gate to direct people to Redfield gate. Options will be discussed by the board at the next meeting.
* Zoom Meeting Attendees
* Brian Davis
* Donny Hill & Chanel Hill
* Rich Mullin
* Brittany Leliaert
* Tom & JoAnn Flanagan
* Tim Grove
* Beata and Mr. Trozzolo
* John W Peacock
* Ralph and Linda Shive
* Tim Rudge
* Anne & Dan Crossen
* Barbara Wind
* Ted and Sue Mullett
* Crista Vogler
* Mr and Mrs Curt Stiver
* Mr & Mrs Spriggs
* James Sawdon
* Eric Dahl
* Cliff and Carrie Jenkins
* Rick Bliha
* Kelilyn Nowicki
* Hina Aslam
* Paul Zediker & Patti Widmer
* Bob Zielsdorf
* Christopher Walsh
* Meeting adjourned at 2005 by Rich Mullin.