

Battle Creek Reserve Master Board Meeting

Minutes for July 21st, 2020

The meeting began at 7:07pm and adjourned at 9:32pm

Present at meeting via Zoom: Janet, Sara, Ty, Karlie, Sammi, Larry, Dorothy and Amy with HOA management

NOTE: Meeting held via Zoom technology due to COVID-19 concerns.

Guests: Altugh Gencturk and Sean Cunningham- both introduced themselves and voiced interest in serving on the Board.

Minutes – Sara Henry

- Minutes for June were approved by email responses and sent to be posted on the website. Final approved minutes will continue to be sent to Matt for posting to the website.

Treasurer's Report – Dorothy DeBorde

- The Association was over budget \$94 for the month of June and \$648 under budget for year to date but stated that July and August will be the highest expense months of the year and will probably leave us between \$500 and \$1000 over budget for the budget year. Dorothy motioned to approve; Sammi seconded. All were in favor.
- The final proposed budget for next year was reviewed and approved. Dorothy motioned to approve the 2020-2021 budget to present at the annual meeting; Ty seconded. All were in favor.
- Dorothy proposed raising the annual dues by \$13 to a new total of \$288 to provide for additional expenses in the coming year, including outsourcing of Christmas lights and erosion project. Janet seconded. All were in favor.

**Landscaping – Ty Frederick/Larry
Falgiani**

- Ty reported that the mowers forgot to plug fountain back in, this issue was resolved.
- Larry reported no major sprinkler issues.

- Larry spoke with the City of Broken Arrow's Storm Water Management department. The City's representative came out and looked at the erosion along the L-shaped pond. He recommended the Board contact a landscaping company that is used to using erosion mats. He also recommended using native Oklahoma wetland plants along the bank. Also have mowers leave the grass longer close to the pond to help decrease any further erosion and to not put fertilization too close to the water to help decrease algae growth in the pond.

Community Service – Karlie Madden

- Facebook concerns were reviewed and discussed.
- Community events have been postponed indefinitely until we see what happens with the COVID-19 issue this summer.

HOA Report – HOA Management Representative (Amy Wade)

- Amy presented an update on the collection of annual dues. Collection of unpaid dues and late fees were discussed.

Old Business:

- Annual Meeting scheduled for Aug. 18. Golf course meeting room reserved.
- HOA documents have been revised to go out in the packet.
- The Master Board thanks both Larry Falgiani and Sammy Alford for their service to our neighborhood over the years. They have both expressed a desire to step down and not serve another term. They will be greatly missed!

New Business:

- Discussion among the Board regarding getting word out about vacancies on the Board. Suggestions were made to make a post on the neighborhood Facebook page. Karlie will post the message requesting response from any homeowners interested in serving on the Board.
- Discussion among the Board regarding having an in-person Annual meeting vs Zoom meeting on August 18. After weighing all options and for the safety of the neighbors, it was decided that a Zoom meeting would be held in place of the meeting at the clubhouse. When annual invoice/dues packets are mailed out in late July, information will be included detailing the method

of participating in the Zoom meeting. Proxys will need to be mailed to HOA management or given to a Board member for voting if the homeowner chooses not to participate in the meeting.

- Dorothy and Janet proposed purchasing Zoom account for \$15 per month due to the pandemic. This will allow for up to 100 guests and no time limit on meetings. All were in favor.