



**Battle Creek Reserve Master Board Meeting
Minutes for October 15, 2020
Zoom meeting began at 7:02 and adjourned at 8:46 p.m.
Next Meeting: November 19, 2020**

Present at meeting via Zoom: Janet, Dorothy, Ty, Altugh, Jene, Tammy and Amy with HOA Management

Welcome New Board Member

- Janet motioned to appoint Jene Holcomb to the Board to fulfill Sara Henry's term. Ty second, motion passed.

Minutes – Tammy Talbot

- The minutes for the Sept.17 Master Board meeting were approved by email responses and sent to be posted on the website by Alex at HOA Management, Inc.

Treasurer's Report – Dorothy DeBorde

- Dorothy reported that expenses were minimal for September and we are under budget by \$605.16. The water bill was higher due to the need to water twice a day in September.
- Dorothy motioned to approve the Treasurer's report, second by Tammy. Motion passed.

Landscaping Report – Ty Frederick

- Pond treatment – Contract signed with TurnPro to treat ponds. The first treatment has occurred and will retreat in November. It will take a few months to get the pond back in good condition.
- Landscaping contract signed with SLK at the same cost as previous year.

Community Service

- Community events continue to be postponed due to COVID-19 restrictions.

HOA Report – HOA Management Representative (Amy Wade)

- Amy provided an update on the collection of annual dues. There are 7 residents with outstanding dues.
- For residents not paid within 30 days, fines and legal action will be taken.
- Gate software and the Reserve at Battle Creek website is now handled by Alex at HOA, Inc.

- A discussion occurred regarding Restrictive Covenants for RV's parked in the neighborhood and architectural applications. In addition to covenant restrictions, there are also city restrictions on RV's. Architectural applications need to be submitted for approval prior to house work, fencing, structures, etc.

Old Business –

- Architectural applications will now be handled by Karlie Madden, supported by Jene Holcomb.
- Board members will each be responsible for certain areas of the Reserves to report any covenant violations to HOA.
- An architectural application received from resident for privacy fence so new trash bins not visible. Approved.
- The assessment from all Battle Creek HOA's was that the September garage sale was positive and a success.

New Business –

- Christmas lights – we will continue to seek bids for the installment of Christmas lights for the Holiday season.
- If Christmas light expenses unable to be covered by budget, will utilize savings for initial costs.
- A process for approval of minutes and other reports was discussed. Once a majority vote is received, a designated person can send to HOA for posting or filing.
- The new trash/recycle containers have been delivered. We are all adjusting to our new system and adherence to the Restrictive Covenants. The Reserve at Battle Creek covenants state, "Trash containers, except during periods of collection, shall be stored out of view from abutting streets." After an adjustment period, if any covenant violations, notices will be sent to residents.
- There was a complaint registered for a play structure constructed in yard. An architectural application needs to be submitted before any structures are constructed. A second letter will be sent to the resident requesting the application.