



Battle Creek Reserve Master Board Meeting
Minutes for April 16, 2021
In-Person/Zoom meeting began at 7:08 p.m. and adjourned at 8:30 p.m.
Next Meeting: May 20, 2021

Present at meeting In-Person: Janet, Ty, Altugh

Present at meeting via Zoom: Dorothy, Jene, Karlie, and Amy with HOA Management

Minutes – Janet

- The minutes for the March 18 Master Board meeting were approved by email responses and sent to be posted on the website by HOA Management, Inc.

Treasurer's Report – Dorothy

- Dorothy presented the Treasurer's report and shared that the association was under budget \$15.63 for the month of March, and under budget \$133.00 for the year-to-date.
- She also shared that the next two months will determine whether another 5% increase is needed for the 2021-2022 fiscal year.
- Dorothy motioned to approve the Treasurer's report, second by Ty. Motion passed.

Landscaping Report – Ty

- Ty reported on continued landscape, spring flower planting, and pond maintenance.
- Replacement of the dead azalea bushes at the south Villas gate was also discussed.

Community Service – Karlie

- A Reserve Neighborhood Garage Sale will take place on Saturday, May 15.
- Other community events continue to be postponed due to COVID-19 restrictions.

HOA Report – HOA Management Representative, Amy

- Amy provided an update on the collection of annual dues.
- Only one homeowner is still outstanding and a lien has been filed for collection.

Old Business:

- Villas' Helena gate repair is complete; maintenance was also done on the gate's hinges.
- Master Board made a unanimous decision to not install a beaver trap on the property adjacent to the large entry pond at Elm. Ave/Elm Pl. after reports of a beaver using trees to make a dam.
- A report was shared that our neighborhood is adhering to our trash container covenants and finding solutions to keep trash containers out of sight.

New Business –

- A draft of the Spring Newsletter was reviewed for final revisions.
- Information was shared about the HOA Annual Workshop on Saturday, April 24, at Stoney Creek Convention Center.

- The Board approved the request by the City of Broken Arrow to be granted a Temporary Construction Easement to improve drainage for Stone Wood Crossing which is adjacent to Reserve “J” with the condition that any damage to fencing, sod, landscaping, etc. will be repaired or replaced.
- A suggestion was made to rent dumpsters and let homeowners do spring cleaning to discard unwanted items. Pricing, advertising, and details will be looked into.
- Altugh Gencturk, a valued Board member, announced that he and his family will be moving soon and won’t be able to continue to serve on the Master or Villas Boards after his move.
- The next Master Board Meeting will be on Thurs., May 20.