



**Battle Creek Reserve Master Board Meeting
Minutes for July 22, 2021
Zoom meeting began at 7:07 p.m. and adjourned at 8:32 p.m.
Annual Meeting: August 17, 2021**

Present at meeting via Zoom: Janet, Dorothy, Jene, Karlie, Tammy, and Amy with HOA Management, and prospective Board Member, Garon Ebersole

Minutes – Tammy

- The minutes for the June 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 \$33.12 over budget for the month of June, but under budget \$1,417.23 year to date.
- Dorothy motioned to approve the Treasurer's report, second by Karlie. Motion passed.
- Dorothy motioned to approve the 2021-22 Budget to be presented at the Annual meeting for approval, second by Jene. Motion approved.
- Dorothy motioned that the dues remain the same for 2021-22 as the previous year, \$288 for The Reserve residents, \$438 for the Villas residents. The motion was seconded by Janet. Motion approved.

Landscaping Report – Janet

- Janet gave an update on continued landscape and maintenance of the neighborhood.

Community Service – Karlie

- Reviewing and securing date for community event to include a food truck. Additional details will be shared with residents via flyer and Facebook when date is secured.

HOA Report – HOA Management Representative (Amy Wade)

- Reviewed collection of annual dues, fine letters and covenant enforcement process.
- All homeowners have paid their dues for 2021-2021 which allows us to meet our budget obligations.
- Amy shared that HOA Management was bought by PMI Green Country. PMI is a national company with individually owned local offices. PMI will offer many services we do not currently have such as specialized software to review financials, pay dues, etc. We are pleased that Amy will still be our point of contact for The Reserve at Battle Creek.

Old Business –

- Reviewed and finalized all documentation to be mailed to residents for notice of annual meeting to be held via Zoom on Tuesday, August 17. Due to the current rise of COVID numbers and the Delta variant in the local area, the meeting will be held via Zoom versus in-person.

New Business –

- Reviewed status of architectural applications.

Executive Board Session –

- Garon Ebersole attended the Board meeting, introduced himself and his interest to serve on the Board at the start of the Board meeting. The Board approved unanimously the appointment of Garon to fulfill the term of past Board member, Altugh Gencturk, who moved out of state.