



**Battle Creek Reserve Master Board Meeting
Minutes for August 24, 2021
Zoom meeting called to order at 7:00 p.m. and adjourned at 9:51 p.m.
Next Meeting: September 16, 2021**

Present at meeting via Zoom: Janet, Dorothy, Garon, Karlie, Tammy, Ty, and Amy with HOA Management.

The Reserves existing HOA Management Company was bought by PMI Property Management Inc. (PMI) PMI introduced themselves to the Board, shared their business backgrounds, about the business and services provided to HOA's. PMI has 330 franchise locations nationwide and is independently owned. The Board is pleased with the web portal and additional services PMI will offer for our neighborhood. PMI will provide the Board with a contract for review to begin October 1, 2021.

Minutes – Tammy

- The minutes for the July Master Board and the August Annual 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 currently \$618.19 under budget for the month of July and under budget \$2,035.42 year to date.
- Dorothy motioned to approve the Treasurer's report, second by Ty. Motion passed.

Landscaping Report – Ty reported on continued landscaping maintenance including:

- Trimming of bushes in Villas entrances.
- Discussed trimming back overhanging trees that are so low they are hitting box trucks as enter Villas neighborhood. We will secure bids to raise the canopy.
- Discussed termite damage on perimeter fences. We will secure bids to address damage.
- Sprinkler head repair by 51st street and replacement pump for L-shaped pond.
- Removal and replacement of dead tree.

Community Service – Karlie

- Karlie shared regarding the success of the Dogfather food truck. There was a good turnout and the vendor exceeded their minimum sales. We will review for other potential food trucks in the future.
- A reminder was shared for neighbors to share neighborhood concerns through proper channels with the HOA/PMI. Our Facebook page is not a platform to post negatively about our neighbors.

HOA Report – HOA Management Representative (Amy Wade)

- Amy reviewed the collection of annual dues, covenant violations, and enforcement process.

Old Business –

- The Board reviewed the 2021 Annual Board meeting for suggestions or changes for the 2022 Annual meeting

New Business –

- The board reviewed the SLK landscaping contract for 2021-2022. The Board had a request for additional services which will be presented to SLK.