



**Reserve at Battle Creek  
Minutes for September 16, 2021**

**Zoom meeting called to order at 7:04 p.m. and adjourned at 8:42 p.m.**

**Present at meeting: Janet Bassett, Karlie Pagano, Dorothy DeBorde, Jene Holcomb, Ty Frederick, and Amy Wade, PMI representative**

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**Minutes** –

- Minutes for the Aug. 24, 2021, Master Board meeting were approved by email responses and sent to be posted on the website by HOA Management.

**Treasurer's Report** –

- Documents were sent by Dorothy DeBorde prior to the meeting for review.
- Review of the financials showed the accounts to be \$302.20 under budget for the month of August and \$2,337.62 under budget for the entire year.
- Dorothy called for approval of Treasurer's Report and Ty seconded it. Report approved by all present.

**Landscaping** –

- Ty Frederick reported that the delay regarding the L-shaped pond fountain repair is due to a difficult-to-locate bushing that was ordered, the wrong part sent, and then reordered two more times. As soon as new part arrives, pump will be fixed.
- Crepe myrtles and nandinas were trimmed and/or cut back.
- SLK and Atkins both turned in bids for trimming back overhanging trees throughout the neighborhood. After discussion, a proposal was made by Dorothy and seconded by Karlie to accept the SLK bid, which was the low bid. Motion passed. Amy will notify both SLK and Atkins of the decision,
- Ty will discuss the termite infestation with Larry Falgiani regarding the boards touching the ground along the fence line on 51<sup>st</sup> St. before accepting the bid from Arrow Exterminator for the liquid termite barrier. Approval of bid will be done by email once a decision is made
- Garon will select a tree for planting in the cooler weather to replace the one that died this year.

### **Community Service** –

- Karlie shared that the “Get Toasted” food truck is available on Sat., Oct. 16, from 11:00 – 2:00. It serves a variety of French toast options. All approved!
- A number of ideas for safe gatherings were discussed:
  1. Halloween -- costume parade, trunk or treat, pumpkin painting
  2. Christmas – contest and prizes for best lights, best door, best inflatables
- Decision made to do food truck in October instead of Halloween.
- Karlie to revise and share flyer regarding Christmas contests.

### **HOA Report** –

- Amy shared the status of dues payments and fine letters for two addresses with non-compliance issues.
- The revised PMI transition letter for homeowners for a mail-out in late September was approved.

### **Old Business:**

- A formal proposal to accept the new PMI contract effective Oct. 1, 2021 to Sept. 30, 2023 was offered by Janet and seconded by Dorothy. Motion passed. Janet and Dorothy will sign necessary documents to finalize the transition.
- PMI will disseminate information explaining the changeover from HOA Management, Inc. to PMI through the approved transition letter in late September.

### **New Business:**

- Reviewed and discussed SLK’s Landscaping Contracts with and without pine needle clean-up. Decision to not pay additional money to do monthly clean-up of pine needles as it is a futile attempt because needles fall constantly.
- After PMI does monthly inspections, Jene volunteered to follow-up and check for compliance and report findings to PMI.
- Only one Arch App was submitted and approved last month.
- Next HOA Master Board Meeting will be on Thurs., Oct. 21, 2021.