



**Reserve at Battle Creek  
Minutes for October 21, 2021**

**Zoom meeting called to order at 7:02 p.m. and adjourned at 8:47 p.m.**

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

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**Minutes –**

- Minutes for the September 16, 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 \$2,045.57 over budget for the month of September due to extensive tree trimming expense.
- Dorothy called for approval of Treasurer's Report and Jene seconded it. Report approved by all present.

**Landscaping –**

- Ty Frederick reported that the L-shaped pond fountain pump has been replaced and that Larry Falgiani cleaned the pump in the north pond.
- It was decided that the four dead trees would be removed and replaced in the spring including selecting a Merlot Redbud to replace a tree that was removed by the L-shaped pond.
- Overhanging tree canopies were trimmed and the trees were sprayed in September.
- A valve solenoid was replaced on the sprinkler system. An electrician is needed to repair a possible malfunctioning breaker or the electrical box on the sprinkler system. Ty is waiting to hear back from the contractor that he contacted today.
- Fall planting has been completed.

### Community Service –

- Karlie shared that the “Get Toasted” food truck was a hit, and all were in favor of having more food trucks starting again in the spring.
- Christmas Lights/Decorating Contest judging details were discussed.

### HOA Report –

- Amy shared the status of dues payments and the October Compliance Report that was completed this past week. Final Reminder Statements will be mailed to all outstanding homeowner’s and late fees will be added November 1<sup>st</sup> to those who still have not paid their dues.

### Old Business -

- Termite infestation was handled by Arrow Exterminators.
- The PMI contract began on October 1. A transition letter was mailed to all homeowners explaining the client portal and the change from HOA Management, Inc. to PMI Green Country.

### New Business -

- Next HOA Master Board Meeting will be on **Thursday, November 18, 2021**. The meeting agenda and board packets will be distributed by Amy prior to the meeting for board review and modifications.