



**Reserve at Battle Creek
Minutes for November 18, 2021**

Zoom meeting called to order at 7:05 p.m. and adjourned at 9:02 p.m.

**Present at meeting: Janet Bassett, Dorothy DeBorde, Tammy Talbot, Garon Ebersole,
Hank Henningsen and Amy Wade, PMI representatives**

Minutes –

- Minutes for the October 21, 2021, Master Board meeting were approved by email responses and sent to be posted on the website by HOA Management.

HOA Policy Audit & Recommendations –

- Hank reviewed the Association Policy Guide created by PMI Green Country and noted that it is an excellent resource to answer common questions regarding the community, its covenants, and by-laws.

Treasurer's Report –

- Documents were sent by Dorothy DeBorde prior to the meeting for review.
- Review of the financials showed the accounts to be \$1,948.69 over budget for the month of September due to perimeter liquid barrier termite treatment.
- Dorothy called for approval of Treasurer's Report and Tammy seconded it. Report approved by all present.

Landscaping –

- A GFI plug was replaced on the sprinkler system.
- Christmas lights have been installed. It was noted that the electrical outlet at the 51st Street entrance is not functioning and in need of repair. Amy is to contact an electrician and schedule the work to be performed as soon as possible. Also, the lights at the Helena gate are still not working properly. SLK has already been contacted and should be out tomorrow to assess the problem.

Community Service –

- Karlie will be sending out a reminder email to board members with the specifics regarding the judging for the Christmas Light Decorating Contest.

HOA Report –

- Amy shared the status of dues payments and the November Compliance Report that was completed this past week. Reminder Statements have been mailed to all homeowners who still have not paid their dues.
- An Architectural Application for interior fencing was submitted through the web portal and approved by the Board.

Old Business -

- A Community Directory will be compiled by Amy and sent to the Board as requested.

New Business -

- Next HOA Master Board Meeting will be on **Thursday, January 20, 2022**. No meeting is scheduled for December because of the holidays.