



**Reserve at Battle Creek
Minutes for January 20, 2022**

Zoom meeting called to order at 7:02 p.m. and adjourned at 9:33 p.m.

Present at meeting: Janet Bassett, Dorothy DeBorde, Jene Holcomb, Garon Ebersole, Ty Frederick and Amy Wade, PMI representatives

Minutes –

- Minutes for the November 18, 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 \$6,544.00 over budget for this budget year to date (October 1, 2021 – December 31, 2021). Dorothy called everyone's attention to the repercussions of being over budget and what could be done to cut costs. Dorothy called for approval of Treasurer's Report and Jene seconded it. Report approved by all present.

Landscaping –

- It was noted that the irrigation near the 51st Street entrance is leaking and in need of repair. It was decided that the irrigation is presently off for the winter and that we will need to contact American Leak Detectors in the spring to camera the line to locate the exact location of the leak.
- Several members noted that the Christmas lights were found to be unplugged on multiple occasions this year at the W. Helena gate and therefore, there is a need to inquire about a lockbox for the electrical components for next year. It was also decided that next year, more lights need to be added at the 51st Street entrance but that further evaluation of the electrical source (outlet) would need to be determined.

Community Service –

- Karlie has volunteered to schedule some more food trucks as soon as the weather permits.
- Jene and Garon will help monitor the Facebook account since Karlie's recent resignation.

HOA Report –

- Amy shared the status of dues payments and that an “Intent To Lien” notice has been mailed to all (3) outstanding homeowners. She was able to contact and will be receiving payment from each homeowner that has not yet paid.
- The January Compliance Inspection Report was completed and discussed with the Board. Amy is to send out the three consecutive PMI compliance letters for Board review before the next meeting.

Old Business -

- A Community Directory was emailed to the Board as requested.

New Business –

- Replacement Board Members are needed due to the recent resignations of Tammy and Karlie due to conflicting personal commitments.
- Next HOA Master Board Meeting will be on **Thursday, February 17, 2022**. The possibility of having every other month meetings will be discussed at that time.