



Battle Creek Reserve
Master Board Meeting Minutes
June 2, 2022

The Zoom meeting was called to order at 7:06 p.m. and adjourned at 9:22 p.m.

Present at Meeting: Janet Bassett, Dorothy DeBorde, Larry Falgiani, Ty Frederick, Jene Holcomb, and Amy Wade (PMI Representative) Unable to attend: Garon Ebersole & Sean Cunningham

Minutes:

- Minutes for the April 7, 2022 Master Board meeting were provided by Janet Bassett and were approved by email responses and posted on the website.

Landscaping:

- Ty Frederick gave the landscaping report and noted the SLK has done some work for us, they submitted an invoice that was paid. The request was made for detailed/itemized invoices that show the product used, time for labor etc. Larry stated that we would like an itemized estimate as well as a bid for all proposed work.
- All Seasons was out today to change out a sprinkler head outside the Villas gate on the Indianapolis side. He also found a valve that was dysfunctional causing a small leak and this was replaced. Len Gunn, from All Seasons, was also taken over to the Helena gate where they were to look at another leak issue. There they found a hornet's nest in the control box. This repair was not made today, but will be in the near future.
- Construction by the 51st Street entrance is still ongoing. No one from the City has been out or called Larry, as requested. Janet will be reaching out to David Myers with Engineering and Construction Division for the City again to see about getting the sprinklers fixed.
- The L shaped pond fountain quit working. Larry went out and found that it is plugged up with algae. Ponds have been treated with the new chemicals.
- Larry has a quote from Luke for removal of dead and diseased shrubs. Quote is being tabled until we have more information.
- There are two trees near the cottages that are dead. Luke gave us a quote on removal and stump grinding on one of them. We have a second bid from Heartland Tree Service to remove both trees as well, without stump grinding. We have a separate bid for the stump grinding. We will discuss further at the July Meeting.

Community Service:

- The Community Garage Sale was held. My Momma's House was our food vendor and we received a "Thank You" for the invite.
- Facebook issues were discussed.

Treasurer's Report:

- The financial documents were sent to the Board by Dorothy DeBorde, prior to meeting.
- Review of the financials by Dorothy, showed the accounts to be \$5940.56 over budget for the 2021 – 2022 year-to-date, however we are under budget for April (\$227.93). We can anticipate to still make up around \$1000.00 this year, but we still will not be able to make up the full deficit. Repairs and Maintenance includes the last irrigation bill that was approved.
- Dorothy made a motion to approve the Treasurer's Report. This was seconded by Ty and approved unanimously.
- The 2022-2023 budget was proposed with an increase in annual dues of less than 5%. This would bring dues to \$300.00. Even with the increase in dues we will not be able to make up the deficit that we anticipate for the coming year. There was a proposal of not sending money to savings for the next year. There was also a proposal to cut money from activities and put that towards landscaping. Any other suggestions can be sent to Dorothy. The proposed annual budget will be approved by the Board at it's July meeting and discussed at the annual meeting on August 16th.
- May financials will be sent as soon as they are received to board members, for approval by email.

HOA Report:

- We have three houses that are still not totally paid up on dues. Past due amounts will show on next statements.
- A complaint of selective enforcement has been made. All violations are being sent to the full board, monthly, and checked up on by the 14th day, following the date of the letter. Jene will be doing all follow up violation checks. In the event that a violation has still not been corrected-by the resident, Jene will take a picture and send to PMI for additional violation action.
- Various complaints were discussed.
- The website has been updated. Matt was emailed to request an update to an Architectural Application because of the title on the Application.

Old Business:

- Board meetings are now Bi-Monthly.
- Janet did respond to the Facebook post about the turtle pads.
- Meetings for the rest of 2022 are as follows: **July 21, Aug. 16 (Annual Meeting), Sept. 15, and Nov. 17.**

New Business:

- The upcoming ballot was discussed. Janet announced that she will not be going on for another term. All of the Board electronic documents in Janet's possession will be put on a flash drive, so that whoever takes over as President will have everything. There are also

three crates that have the archived paperwork from past years, prior to keeping everything electronic. Janet would like to stay on the Villas board. The new board will start following the annual meeting.

- We will be discussing whether the annual meeting will be in person or by Zoom at the July meeting.
- Larry mentioned that we have a light pole that is leaning and multiple people have reported it to the action line. Larry will send a picture to Janet who will post to the action line again.
- Our next meeting will be on **July 21st**.