



**Battle Creek Reserve
Master Board Meeting Minutes
July 21, 2022**

The Zoom meeting was called to order at 7:05 p.m. and adjourned at 9:40 p.m.

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

Announcement:

- After many years of service to the HOA Master Board, Larry made the decision to resign his position. He shared the information about an opening on the Board with a neighbor in the Cottages who is interested.

Minutes:

- Minutes for the June 2, 2022 Master Board meeting were provided by Jene Holcomb and were approved by email responses then posted on the website.

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 \$5350.06 over budget for the 2021 – 2022 year-to-date, however we are under budget for June (\$80.36). Ryan's Lawn had an additional bill. Sprinkler Repair was another additional expenditure. Pond Maintenance was also done. Water was off on one of the ponds due to maintenance.
- Dorothy made a motion to approve the Treasurer's Report. This was seconded by Jene and approved unanimously. Amy to post to the website.
- Dorothy made a motion to approve the 2022-2023 annual budget. This was seconded by Ty and approved unanimously.
- Dorothy made a motion to approve the increase in dues by 4.2%, bringing the total to \$300.00. Janet seconded this motion and the board unanimously approved.
- July financials will be sent as soon as they are received, to board members, for approval by email.

Landscaping:

- The contractor is taking no ownership of the damage that was done to the HOA's irrigation system at the 51st Street entrance. There was so much damage done by the city during the recent work that the contractor would have to rerun all of the piping and tubing for the HOA's irrigation system. Larry stated the meter at 51st and Elm only serviced that entrance; it does not service any residents even though it is located inside the fence of a homeowner.

- Larry asked if we would consider walking away from this whole ordeal and planting native plants/trees that could survive on only rainwater. However, the Board made the decision to repair the back flow meter, and request the contractor to cover the cost of the new sprinkler system as it's important to have and maintain an attractive entrance.
- SLK gave us the price on removing trees and stump grinding. A second bid was done by Heartland and it was high as well. He explained that some of the heft of price is due to stump above ground. Larry was asked to have Heartland remove the trees.
- The Algae issues are from the heat. Each pond is being treated currently. The level of the water also contributes to the algae issues.
- Ty will call Turn Pro about the possibility of servicing the fountains.

Community Service:

- Jene explained the issues with Facebook. It was brought to the Board's attention that the Facebook page is not owned by the HOA, and a request to distance ourselves from the page was made. The decision was made to request that the Facebook page name be changed and that a disclaimer be added to the page to direct all neighbors to PMI page.

HOA Report:

- A few fines are unpaid. Only one homeowner has outstanding dues and is on a payment plan.
- Violations discussed.
- Compliance checks were completed, and email will be sent to the board for follow-up.

Old Business:

- Decision was made that the annual meeting would be in-person.
- Light pole issues are still on-going. Broken Arrow Action line has been contacted.
- Sidewalk issue has been submitted to the Action line.
- Meetings for the rest of 2022 are as follows: **Aug. 16** (Annual Meeting), **Sept. 15**, and **Nov. 17**.

New Business:

- Prospective Candidates names were given for nominations on the ballot.
- Revised Documents Discussed:
 - Agenda Handout
 - Notification of Meeting- in person
 - Proxy
 - Ballot
- Janet made a motion to revise By-Law: Article IX. Garon seconded this motion and the board approved unanimously. This revision is currently under review.

- Our next meeting will be the annual meeting on **August 16th.**