



**Battle Creek Reserve
Master Board Meeting Minutes
September 15, 2022**

Meeting Location: 3602 N. Ironwood Pl. Broken Arrow, OK 74012

The meeting was called to order at 7:07 p.m. and adjourned at 9:10 p.m.

Present at Meeting: Dorothy DeBorde, Ty Frederick, Jene Holcomb, David Oldham, Rich Strain, Renie Bowman, and Amy Wade (PMI Representative) Unable to attend: Sean Cunningham

Minutes:

- Minutes for the 2022 Annual Master Board meeting were provided by Jene Holcomb and were approved by email responses, then posted on the website.
- Election of President and Vice President and Secretary: Jene Holcomb was elected as President. Vice President elected is Rich Strain. Secretary position is vacant.

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 \$7,097.80 over budget for the 2021 – 2022 year. She noted that to dig out from this shortfall, the Board must do everything it can in the coming months “to cut corners” and use as many volunteers as possible on projects that neighbors are willing and able to do.
- Dorothy made a motion to approve the Treasurer's Report. This was seconded by Rich and approved unanimously. Amy to post to the website.
- September financials will be sent to board members as soon as they are received for approval by email.

Landscaping:

- There is a water issue outside of the South side of the Helena-Villas gates, which created an unusually high water bill at that meter this past month. It will be checked out immediately. [Update: The problem was caused by the recent storm which played havoc with the timing controls on the irrigation system; this was corrected on Friday, 9/16/22.]
- Both of the dead trees in the cottages have been removed.
- Third dead tree in the Cottages- needs removal.

Community Service:

- October 22, 2022 -- 9am to 11am, We will have a community clean-up day. Donuts and Coffee will be available prior to starting the cleanup in the round-about, in the middle of the neighborhood--off of Elm Place. Email blast will be sent by PMI prior to the workday.

HOA Report:

- Dues unpaid- 33 homes in the Reserves, 2 in the cottages and 12 in the Villas.
- Compliance checks were completed.

Old Business:

- We will not be sending appreciation gift baskets for the Holidays this year due to budget shortfall.
- Light pole issues are still on-going. Rich will be contacting PSO to see if we can get movement on getting them fixed.
- Irrigation system at the 51st street entrance is being reconstructed by the city of Broken Arrow. The work to rebuild the system began this week. Our thanks to Rich Strain for persuading the City to tackle this project at their expense.

New Business:

- Land Use across from the Cottages was discussed. A legal letter came in the mail to some neighbors regarding the proposed use of this land. An email blast will be going out with a copy of this letter to let neighbors know about the changes happening in the neighborhood, as well as the meeting on September 22 by the City of Broken Arrow.
- January 17th board meeting added to the calendar, all other 2023 meetings will be scheduled at the next meeting.
- Our next board meeting will be on **Nov 17**.