



**The Reserve at Battle Creek
Master Board Meeting Minutes
January 19th, 2023**

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

Call to Order: Lorelei Andrews called the meeting to order at 7:12pm

Quorum: Jene Holcomb, Dorothy DeBorde, Ty Frederick, Rich Strain, Renie Bowman and David Oldham were present, constituting a quorum. Lorelei Andrews, Licensed Community Manager from PMI Green Country was also present.

Minutes: Rich Strain motioned to approve the November 17th, 2022, Board Meeting Minutes. Seconded Ty Frederick seconded the motion. All in favor, motion passed.

Manager's Report: Lorelei Andrews reviewed the operating and the reserve fund amounts. Accounts in arrears were reviewed. No violations were given in January, although some were noted by board members.

Treasurer's Report:

- Dorothy DeBorde reviewed the December 2022 financials.
- Jene Holcomb motioned to approve the December 2022 financials as presented. Seconded by David Oldham . All in favor, motion passed.
- Rich Strain asked why the double payment from Heartland was not refunded by PMI while we are waiting for the refund from the vendor. Lorelei Andrews said she will request PMI to refund.
- The Zoom renewal is in July. Will add as an agenda item on the May Board meeting agenda.

Landscaping:

- Pond Pump- Ty Frederick said the pump located in the small pond was repaired, but it will need to be replaced soon. Ty and Rich will investigate purchasing the pump themselves to see if it is cheaper than the bid from TurnPro Aquatics. Mark Richter from TurnPro suggested that he has bentonite that he will dump into the pond free of charge.
- Broken Fence Posts- There are 13 broken posts and Ty Frederick is working on getting three quotes.
- L-shaped pond dredging- The Board would like 2 more quotes for comparison. They also need quotes to stabilize the erosion on the bank.

Community Service: March 25th, 2023, from 9am-11am will be the Spring Cleanup event. David will make a flyer and send to Lorelei to email to the community.

Old Business:

- PSO Update on Leaning Lamp Post- Rich Strain has elevated this issue to a supervisor

New Business:

- Communication of the Board- The Board needs better communication.
- Approval of work and expenditures- The entire Board needs to be on emails regarding community decisions and a majority of the Board needs to approve work and invoices for them to be approved.
- PMI growing concerns- The Board requested a detail of the mailing expenses. They also need the previous President removed from the bank account and the current President added.
- Open Board Position – No one is interested in being the Secretary at this time.

Open Forum:

- The garage sale and newsletter need to be added to next month's meeting agenda.
- Arrow Pest Control costs the community \$35 a month for rat traps that are checked monthly. Rich Strain motioned to cancel the service. Seconded by Ty Frederick. All in favor, motion passed. Lorelei Andrews did advise the Board that motions should not be made during open forum, only on meeting agenda items. Open forum is for discussion only.
- Discussion of why the Reserve's website was not being updated in a timely manner. Lorelei stated that PMI does not offer that service with our contract since they have their own website that posts similar information. She added that they would be willing to accommodate us in this regard for \$100/hour of time spent updating it. The matter was tabled for further consideration.

David, Ty and Rich requested that Lorelei Andrews email them their login details to the PMI portal.

Next Meeting Date: Thursday March 16th, 2023.

Adjournment: David Oldham made a motion to adjourn at 9:08 PM. Seconded by Dorothy DeBorde. All in favor, motion passed.

Respectfully submitted by: Lorelei Andrews, LCAM- PMI Green Country