



**The Reserve at Battle Creek
Master Board Meeting Minutes
May 18th, 2023**

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

Call to Order: Lorelei Andrews called the meeting to order at 7:08pm

Quorum: Jene Holcomb, Dorothy DeBorde, Richey Strain, Renie Bowman, Rachel Adams and David Oldham were present, constituting a quorum. A few homeowners were also present. Lorelei Andrews, Licensed Community Manager from PMI Green Country was also present.

Minutes:

- Richey Strain moved to approve the March 16th, 2023, board meeting minutes. Renie Bowman seconded the motion; motion approved.
- David Oldham motioned to amend the March Minutes to state that he made the motion to approve the fence posts based on incorrect information. The motion died on the floor, as no board member seconded the motion.
- Dorothy DeBorde moved to approve the April 6th, 2023, board meeting minutes. Seconded by Richey Strain; motion approved.

Treasurer's Report:

- Dorothy DeBorde reviewed the April 2023 financials, along with the Budget Comparison Report. Dorothy DeBorde suggested the board move \$3960 from the Reserve account over to the Operating account to cover the fence cost. The board unanimously decided to table this discussion until the next board meeting.
- Dorothy DeBorde presented the proposed 2023-2024 budget and requested the board reviews. The budget will be discussed and voted on at the July board meeting.
- Dorothy DeBorde moved to approve the April 2023 financial report as presented to be posted on the website. Seconded by Richey Strain; motion approved.

Landscaping:

- Richey Strain presented the landscaping report. The board unanimously decided to keep Ryan's Tree Care service to protect the trees. The board will discuss removing/replacing the dead/missing trees later. The board requested Lorelei Andrews to provide the board with an amended contract from SLK for the irrigation maintenance. The board will look at the bushes in front of the South Helena gate prior to the July meeting and discuss if they need to be replaced.

Community Service:

- The board discussed coming up with some ideas to get the community together, i.e.. A kite flying party or a block party.

HOA Report:

- Lorelei Andrews reviewed the operating and the reserve fund amounts. Accounts in arrears amount was provided. Dorothy DeBorde moved to send the 3 accounts in arrears to Axela for the lien process to begin. Seconded by Rachel Adams. All in favor, motion carried. Two (2) architectural requests were received. One was approved and the other was denied. A site visit was performed on May 17th, 2023 and one (1) notice was sent out for yard maintenance.

Next Meeting Date: Thursday July 20th, 2023.

Adjournment: David Oldham moved to adjourn at 8:57 PM. Seconded by Renie Bowman. All in favor, motion carried.

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