



**The Reserve at Battle Creek
Master Board Meeting Minutes
July 20, 2023**

Location: PMI Office, 741 W New Orleans St, Broken Arrow

Call to Order: The meeting was called to order at 7:06pm

Board Members present: Jene Holcomb, Dorothy DeBorde, Richey Strain, Renie Bowman, and David Oldham

Board Members Absent: Rachel Adams, Sean Cunningham:

Other Attendees: Cheryl Klahr, Shawn Klahr and Gail Ogle from PMI Green Country

Homeowners present: Tom and Connie Corbitt, Jason Evans, Lawrence Mudd, Lori Gracey, Mike Love, Stacy Brown, Darryl DeBorde, Jamie Sawyer, Jonna Strain, Andrew Bowman

Minutes:

Motioned by Renie Bowman; Seconded by Dorothy DeBorde to approve the May meeting minutes. Motioned Carried.

Approved: Jene Holcomb, Dorothy DeBorde, Richey Strain, Renie Bowman.

Opposed: David Oldham.

Treasurer's Report:

Transfer of funds

Dorothy DeBorde explained the transfer of money from the Master's portion from savings (reserves) to checking for fencing repairs. Dorothy outlined the responsibility as listed in the governing documents and verbalized RBC Covenants, Section 4, Article A. Richey Strain presented the Plat highlighting Reserve Area D.

Motioned by David Oldham to put in all money from the cottages to pay for perimeter fence failed due to the absence of a second motion.

Motioned by Renie Bowman; Seconded by Richey Strain, to transfer the money for the Master's portion from savings (reserves) to checking for fencing repairs. Motioned Carried.

Approved: Jene Holcomb, Dorothy DeBorde, Richey Strain, Renie Bowman.

Opposed: David Oldham.

June 2023-24 Budget

June 2023-24 budget; Dorothy DeBorde discussed the variances in the 2023-24 budget vs actual expenditures to include referencing the bank statements and invoices.

Motioned by Dorothy DeBorde: Seconded by Richey Strain to approve the June 2023-24 budget as presented. Motioned Carried.

Approved: Jene Holcomb, Dorothy DeBorde, Richey Strain, Renie Bowman.

Opposed: David Oldham.

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Dues Increase

The Board discussed the increase in expenditures due to high costs for vendors and materials and the forecast of those expenditures on the current dues.

Motioned by Dorothy DeBorde; Seconded by Renie Bowman to increase the dues 5% as allowed in the governing documents from \$300 to \$315 to cover the increase in expenditures. Motioned Carried.

Approved: Jene Holcomb, Dorothy DeBorde, Richey Strain, Renie Bowman.

Opposed: David Oldham

Motioned by David Oldham to renegotiate or end the contract with PMI to save money failed due to the absence of a second motion.

Motioned by David Oldham to stop spending money on Christmas decorations, as he stated this was an illegal practice, failed due to the absence of a second motion.

Landscaping:

Richey Strain presented the landscaping report to include irrigation and trees. There has been communication with SLK on the irrigation which he will present to the Board once he has a complete report. Trees damaged from the last storm have been cleaned up except for a few in the common area by the pond. The Board discussed having communication with the owner whose fence was damaged by a common area tree and agreed that it should fall under the owner's insurance.

Management Report:

Cheryl Klahr presented the managers' report that included a review of the operating and the reserve fund balances and the overview of past due accounts. It was also reported that three (3) architectural requests were received with two (2) being approved and one (1) denial. A site visit was performed on July 6, 2023, with one (1) final notice being sent for a sign violation.

New Business:

Annual meeting agenda was handed out for discussion.

Motioned by Richey Strain; Seconded by Dorothy DeBorde to approve the agenda for the 2023 annual meeting. Motioned Carried.

Approved: Jene Holcomb, Dorothy DeBorde, Richey Strain, Renie Bowman.

Opposed: None

Abstained: David Oldham

Open forum:

Homeowner discussion around perimeter fence, number of trees, and budget.

Adjournment:

With no further business the meeting was adjourned at 8:52 PM.