

Battle Creek Reserve Master Board Meeting
Minutes for September 1, 2020
Zoom meeting began at 7:05 and adjourned at 8:56 p.m.
Next Meeting: September 17, 2020

Present at meeting via Zoom: Janet, Dorothy, Ty, Karlie, Altugh and Tammy.

Minutes – Janet Bassett

- Minutes for July were approved by email responses and sent to be posted on the website by Matt Graham.
- The August 18 Annual Meeting minutes are in process of being finalized before being approved and will then be sent to post on the website.

Election of Officers -

- President – Janet Bassett
- Vice President – Karlie Madden
- Treasurer - Dorothy DeBorde
- Secretary - Tammy Talbot
- Landscaping Liaison – Ty Frederick
- Event Coordinator – Karlie Madden
- Member-at-Large – Altugh Gencturk

Treasurer’s Report - Dorothy DeBorde

- Dorothy sent the July Financial Report to the Board for review prior to the meeting.
- The Association was \$10.73 under budget for the month of July and \$659.60 under budget for year to date. This is primarily due to low water bill due to rainy summer and pond treatments not occurring due to previous company going out of business.
- Dorothy motioned to approve the Treasurer’s report, second by Ty. Motion passed.

Landscaping – Ty Frederick

- Reported that the owner of previous pond-treatment company passed away. Bids will be sought for new pond maintenance company.
- Ty reports no major sprinkler issues.
- The watering of grass was reviewed in light of upcoming fall season.

Community Service - Karlie Madden

- Facebook questions and concerns were reviewed and discussed.
- Community events continue to be postponed due to COVID-19.

HOA Report

- Dorothy presented report and update on the collection of annual dues. Annual dues are due September 1, with a 30-day grace period.
- Collection of unpaid dues and fees were discussed.
- Gate software is now handled by HOA management and any updates or issues should be reported to HOA.

Old Business:

- The HOA Annual meeting was held August 18 via Zoom due to COVID-19. The Annual meeting was a rousing success, quorum was met, more participation than usual, and several residents interested in serving on Board. There were more candidates than positions available.
- Ty shared the mitigation steps taken to address the erosion around the L-shaped pond area. The Board recognized substantial cost-savings due to a suggestion by Larry M. and work by Ty, Larry F., and Larry M.'s efforts.

New Business:

- All Battle Creek neighborhood HOA presidents met and discussed, 1) Garage Sale to be held on September 19 and 2) Broken Arrow new trash collection procedures.
- The Board discussed Arrow Exterminators monthly charges.
- The Board reviewed the damaged grass near the L-shaped pond done by a resident, not the landscaping company. They discussed communications regarding residents altering neighborhood common areas.
- The Board reviewed upcoming Master Board vacancy due to current member moving.
- The Board discussed Broken Arrow's new trash system and noted that our restrictive covenants state in Section III, S. Trash Containers states, "Trash containers, except during periods of collection, shall be stored out of view from abutting streets".
- The Board discussed securing bids for Christmas light installation at the 51st St. entrance and the gates of the Cottages and Villas.