

Battle Creek Reserve Master Board Meeting
Minutes for September 17, 2020
Zoom meeting began at 7:05 and adjourned at 9:33 p.m.
Next Meeting: October 15, 2020

Present at meeting via Zoom: Janet, Dorothy, Ty, Karlie, Tammy and Amy with HOA management

Minutes – Tammy Talbot

- Minutes for August meeting were approved by email responses and sent to be posted on the website.

Treasurer's Report – Dorothy DeBorde

- The August Financial Reports were sent to the Board for review prior to the meeting.
- A concern was expressed by a resident regarding the dues increase. The Board strives to keep expenses down and our hope would be that if we have a good year, dues will not have to be increased in 2021. This will have to be assessed next summer at the conclusion of the HOA fiscal year.
- A resident asked for clarification regarding April expenditures. The expenses in question were for on-going tree spraying maintenance and will be shared with resident.
- It was noted that August concluded the 2019-20 budget year. Total expenses were \$44,490.00 compared to \$46,000 last fiscal year. This decrease is primarily due to pond Maintenance Company going out of business and no pond maintenance expenses for several months.
- Dorothy motioned to approve Treasurer's report, second by Karlie. Motion passed.

Landscaping Report – Ty Frederick

- Ty presented the landscaping report. Reviewed areas that may need different variety of plants next year that thrive in the shade.
- Ty is in the process of securing pond maintenance treatment bids so the ponds can be treated as soon as possible.
- There were no reports of sprinkler issues.

Community Service – Karlie Madden

- Community events continue to be postponed due to COVID-19.

HOA Report – HOA Management Representative, Amy Wade

- Amy presented status of dues payments which were due September 1.
- It was reported that gate software is now handled by HOA.
- The Board requested that additional clarification and step-by-step instructions be provided to residents next year for online dues payment process. Several residents expressed difficulties with on-line system.
- The Board requested that residents in covenant violation receive a courtesy reminder letter before a violation letter is sent.

Old Business –

- Garage Sale signs were put up for neighborhood garage sale on September 19.
- The former resident who used to install our Christmas lights has moved, a notice will be put on neighborhood Facebook to see if any residents would like to plan and supervise Christmas light installation. In addition, bids are being secured if no residents are interested in managing Christmas light installation.

New Business –

- The Villas and Cottages gates are scheduled to be open from 8:00 a.m. – 3:00 p.m. for September 19 Garage Sale.
- Discussion regarding the city of Broken Arrow delivering new trash and recycling containers in September.
- The Board discussed the need for new Board volunteers to review architectural applications and covenant violations.