THE RESERVE AT BATTLE CREEK MASTER HOMEOWNERS' ASSOCIATION, INC.

2026 ANNUAL MEETING MINUTES

August 4, 2026 • Battle Creek Golf Club

BOARD OFFICERS / DIRECTORS Karen Lowen, President • John Pierson, Vice President • Lisa Neal, Treasurer • E'Lisa Campbell, Secretary • Larry Mudd, Jason Evans

- **Call to Order / Attendance**
  President Karen Lowen called the meeting to order on time. All Board members were present. Homeowner quorum count was not provided.
- **Treasurer's Report**
  Lisa Neal presented the Association financial reports, which were approved. Motion and details were not recorded.
- **Trash-Container Covenant Proposal**
  Jason Evans proposed permitting containers in garages, behind fences, or beside homes at least 10 feet behind the garage-door opening; containers would not be kept in front or at the street except under an approved City physically limited accommodation waiver. The current covenant restricts visibility from an abutting street.
- **Sign Covenant Proposal**
  Discussion included up to three political signs, each no larger than three square feet, posted no earlier than 14 days before an election and removed within two days afterward; and one sale/rental sign during marketing. Existing covenants generally prohibit publicly visible signs except qualifying sale/rental or construction signs. The proposed treatment of other signs remained unclear.
  Informal Show of Hands / Covenant Changes
  Karen Lowen explained that an attorney and approval by 65% of homeowners would be needed for covenant amendments, with substantial expense. A show of hands among attendees from the three divisions indicated insufficient interest in pursuing either trash-container or sign changes. No formal amendment vote was taken; existing covenants remain unchanged. The City's reported 12-hour post-pickup curb-removal requirement was discussed.
- **HOA Improvements 2025-2026 - Meetings / Maintenance / Landscaping**
  Karen reported electrical and fountain repairs, tree trimming, electrical work behind gates, flowers and monkey grass planting, replacement water controllers at Village gates, added mulch at the 51st Street center islands, and efforts to grow grass beneath entrance trees. Multiple meetings with City of Broken Arrow regarding Ironwood development/ David Oldham thanked the Board for addressing backyard webworms.
- **Ironwood Development / Reserve D Drainage**
  Lisa Neal reported meetings with City engineers concerning Ironwood pond overflow entering the Reserve pond. She reported that the developer acknowledged unauthorized entry and design issues and agreed to pursue corrective work. Proposed measures include trickle channels and expansion of Reserve D at the developer's expense, potentially requiring land or

fill. An attorney is expected to prepare access/easement correspondence. A developer meeting was anticipated within weeks; no final construction plan or agreement was approved.

- **Fountains / Pumps**
  Karen explained that low water and seasonal algae affect fountain operation. The L-shaped pond fountain was shut off to avoid pump damage pending sufficient water. Pump cycling may involve eq
  uipment rather than electrical service; maintenance/repair estimates were discussed. David Oldham indicated it was an electrical issue
- **T-Mobile**
  Residents raised installation and property-damage concerns. The discussion emphasized notice and permission before entering private yards. T-Mobile representatives attended to answer service, cost and installation questions.
- **Board Nominations / Election**
  Karen opened nominations. John Pierson reported one year remaining on his term and discussed vacancies and the seven-member Board.
  Eight candidates were named: Larry Mudd, Mike Love (absent), Jason Evans, Karen Lowen, Lisa Neal, E'Lisa Campbell, David Oldham and Randy Cherry.
  Ballots and proxies were requested for counting. Results were not announced; a follow-up Board meeting was anticipated within two weeks.
- **Nominee Remarks**
  Larry Mudd noted involvement since 2006 and has a lot of knowledge in the BattleCreek development; David Oldham cited past service and protecting homeowner interests; Randy Cherry discussed retention ponds and outstanding developer issues; Karen Lowen emphasized our home investment importance, landscaping, covenants and property values; Jason Evans emphasized community and service; Lisa Neal noted financial reporting, accounting experience and City relationships. E'Lisa Campbell noted the importance of our home investment and wants to help maintain home values.
- **Meeting Conclusion**
  Ballots and proxies were collected for counting. No formal adjournment time was recorded.

Respectfully submitted, E'Lisa Campbell, Secretary