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

BOARD OF DIRECTORS MEETING MINUTES

Tuesday, September 22, 2026 • 5:36 PM • Battle Creek Golf Club

BOARD OFFICERS / DIRECTORS

Karen Lowen, President • John Pierson, Vice President • Lisa Neal, Treasurer • E'Lisa Campbell, Secretary Larry Mudd, Director at Large • Jason Evans, Director at Large • Randy Cherry, Dir. at Large

• CALL TO ORDER / ROLL CALL / QUORUM

President Karen Lowen called the meeting to order at approximately 5:36 PM. All Board officers and directors were present. A quorum was established.

• APPROVAL OF PREVIOUS MINUTES

The August 12, 2026 Board Meeting Minutes were reviewed.

Karen Lowen moved to approve the minutes; Jason Evans seconded. Motion carried unanimously.

The August 4, 2026 Annual Meeting Minutes were not available and were tabled until the next meeting.

• TREASURER'S REPORT

Treasurer Lisa Neal presented the July and August 2026 financial reports. Major expenses included weed control, mowing, pond-area tree work, PSO electric service, and City of Broken Arrow utilities. The Association has four City of Broken Arrow meters and three PSO meters. July PSO expense reflected two bills paid during the month.

July balances reported: Checking Account - $3,950.18; Money Market Account as of July 15 - $41,495.60; Accounts Receivable - $52,517.94, including $707.94 past due. The Association was approximately $3,800 under budget at the end of July.

August balances reported: Checking: 14,752.10; Money Market: $41,539.30; Accounts Receivable $40,263.30; A/R Past Due: $663.30

Lisa Neal reported approximately 25 current-year assessments remained outstanding and are not delinquent until Sept. 30. One homeowner remained delinquent from the prior year; notice was provided and the applicable $25 late fee will be added.

Randy Cherry moved to approve the July financial report; Lisa Neal seconded. Motion carried unanimously.

John Pierson moved to approve the August financial report; Randy Cherry seconded. Motion carried.

• WEBSITE / DOMAIN

Lisa Neal reported on the Association website and domain after consulting with Mike Love.

Jason Evans moved to allow the old reserveatbattlecreek.com domain to expire and not accept its transfer.

Lisa Neal seconded. Motion carried. The existing rabcbaok.com website remains unaffected. Credit-card payments may be processed through Square, with the processing fee included; checks remain accepted.

• RESERVE D / CITY OF BROKEN ARROW

Karen Lowen and Lisa Neal reported that a meeting with the City regarding Reserve D is being rescheduled. The developer's drainage work must comply with City requirements, including proposed trickle channels and pond-related improvements. Karen and Lisa will meet with the City and bring a proposal back to the Board for review and approval. Tabled and No action was taken.

- **FALL LANDSCAPING**

  The Board discussed fall landscaping, including replacement shrubs at entrance areas and possible fescue overseeding in shaded areas. Karen Lowen will obtain pricing for approximately 12 shrubs and 400 pounds of fescue. The matter was tabled pending pricing.

- **ARCHITECTURAL / COVENANT MATTERS**

  Mr. Khan's backyard project was reviewed. Phase One, consisting of the slab, has been approved. Phase Two remains pending and has not been approved; any additional construction will require complete drawings and information for review. Mr. Khan indicated no further work is planned at this time.

  The Granger residence roof replacement was completed with shingles consistent with the applicable covenant requirements and was reported compliant.

- **RENTAL / SINGLE-FAMILY USE INQUIRY**

  The Board discussed a homeowner inquiry concerning rental of individual rooms or portions of a residence and related signage. The matter was discussed in relation to the Association covenants and City of Broken Arrow requirements. No formal action was taken.

- **COVENANT COMPLIANCE / ENFORCEMENT**

  The Board discussed recurring covenant concerns, including trash containers, non-operating vehicles, and exterior property conditions. The Board discussed using written notices to address noncompliance, including a 14-day opportunity to correct a violation and applicable fines and lien remedies as provided by the governing documents. Compliance matters will continue to be addressed as needed.

- **FALL NEWSLETTER / HOMEOWNER EDUCATION**

  The Board discussed preparing a fall newsletter. E'Lisa Campbell and Karen Lowen will coordinate with Randy Cherry He suggested adding a recurring informational column explaining the three associations, highlighting covenant requirements, and encouraging residents to become more familiar with Association responsibilities and available neighbor assistance.

- **NEXT MEETING**

  The next Board meeting is scheduled for Tuesday, October 20, 2026 at 5:30 PM at Stone Mill BBQ.

- **ADJOURNMENT**

  John Pierson moved to adjourn. The meeting adjourned at approximately 6:36 PM.

Respectfully Submitted,
E'Lisa Campbell, Secretary
The Reserve at Battle Creek Master Homeowners' Association, Inc.