

Reserve at Battle Creek Homeowners Association, Inc.

Board Meeting Minutes

Date: October 25th, 2023

Location: Tulsa Technology Center- 3610 S Memorial Dr., Tulsa, OK 74145

Time: 7:00 PM

Minutes

Call to Order: The meeting was called to order by Lorelei Andrews at 7:08 PM.

Verify Quorum: Quorum was established with the presence of Stacy Brown, Mike Love, David Oldham, Brenda Urner, and Richey Strain. Lorelei Andrews, Community Association Manager from PMI Green Country was also present.

Approval of Prior Meeting Minutes: Brenda Urner moved to approve the August 30th, 2023, Re-organizational Meeting Minutes. Seconded by Richie Strain. All in favor, motion carried.

Manager's Report: Lorelei Andrews reviewed the current bank account balances, collections, and violations. The next site visit is on November 4th, 2023. The violations will be emailed to the board for majority vote of approval via email going forward. The board requested going forward the Collections section only references the collection amount owed to the HOA, not the total due to Axela.

Treasurer's Report: Brenda Urner gave the treasurer's report. She is looking into the current insurance policies and seeing if there is a way to cut costs. Lorelei Andrews will have the prior President and Treasurer removed from the South Shore bank accounts and add Stacy Brown and Brenda Urner.

- a. Brenda Urner moved to transfer \$15,000 from the operating account to the reserve account. Seconded by Stacy Brown. All in favor, motion carried.
- b. Brenda Urner moved that the budgets fiscal year begins January 1st keeping the assessment due date of September 1st. Seconded by Stacy Brown. All in favor, motion carried.
- c. Richie Strain moved to cancel service with Ryan's Tree Service. Seconded by David Oldham. All in favor, motioned carried. Richie Strain said he would call to cancel the service and follow up with an email.

Landscaping Report: None given at this time due to the Landscaping Committee not being established yet.

Old Business: None.

New Business:

- a. Storage Unit- Richie Strain moved to cancel the storage unit and move the storage items to Stacy Brown's garage. Seconded by Mike Love. All in favor, motion carried.

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- b. Christmas Lights- Brenda Urner moved to have the community install Christmas lights instead of ASC to save money. Seconded by Richie Strain. All in favor, motion carried. Lorelei Andrews will ask Luke to drop the Christmas lights off at Stacy Browns home.
- c. Vanity Pond- Stacy Brown said that when the water is low, the board needs to turn the pumps off manually. Mike Love said he will remove the screens from the culvert dams.
- d. Landscaping/Irrigation Contract- The board will do a walk through on November 1st, 2023, at 4:00 PM to

Open Forum: The board will let Lorelei Andrews know once Mike Love is ready to schedule an in person meeting with Luke from ASC regarding the irrigation (any day but Thursday). David Oldham proposed self-managing the HOA in the future.

Next Meeting Date: The next board Meeting will be on Thursday, December 14th, 2023, at 7:00 PM. The location will be The Tulsa Technology Center- 3610 S Memorial Dr., Tulsa, OK 74145.

Adjournment: Richie Strain moved to adjourn the meeting at 8:57 PM. Seconded by Stacy Brown. All in favor, motion carried.