

The Reserve at Battle Creek

Board of Director Meeting Minutes

Date: April 14, 2026

Time: 5:30 PM

Location: Stone Mill BBQ , Broken Arrow, Oklahoma

Call to Order

The meeting was called to order at 5:30pm by President Karen Lowen-Ames.

Attendance

Board Members Present

Karen Lowen-Ames- President

John Pierson – Vice President

Lisa Neal – Treasurer

Jason Evans – Director

Board Members Absent

E’Lisa Campbell-Secretary

Quorum was confirmed.

Approval of Previous Meeting Minutes

Jason Evans made motion to approve minutes with change of spelling of Lisa Neal’s name.

John Pierson seconded the motion

All voted in favor

Financial Report

As of March 31, 2026, the Money Market account had a balance of \$51,254.56 and the checking account had a balance of \$5,556.41. Expenses for the month of March included \$675 for spraying of lawn, \$700 for mulch and monkey grass.

Lisa Neal made motion to approve financial report.

John Pierson seconded the motion.

All voted in favor.

Landscaping/Grounds

The Cottages and Villas will set up a code for Gumer Landscaping to access the gated areas. Karen has reported to PSO the light pole at the Cottages entrance that is leaning. This is the third time that it has been reported.

Pond pumps need to be cleaned. Karen will check with Gumer regarding a cost to clean the pumps on a routine basis.

Mulch has been placed around trees along north end of Elm Street and flower beds.

Flowers will be planted at 51st Street and at the Villas and Cottages gates. Flowers to be chosen by Karen.

Electrical Box Safety Policy

Discussion of placing locks on electrical panels so only authorized personnel, with Board approval, can access. Panels are located in Villas (2), Cottages and behind Karen's house. Locks need to be placed on timer boxes as well to prevent damage to the timers. John will discuss with Villa's board as the panels at the Villas control the gates and the pumps for the ponds. Only minor issues, such as turning breaker on/off will be handled by "volunteers". All major electrical items and sprinkler issues will be handled by a licensed/bonded repair person.

Newsletter

Content approved and typo changes will be sent to E'Lisa Campbell for correction. Need to identify where the Community Handyman list will be maintained. It was suggested that it be placed on the Website and possibly Facebook page. Newsletter needs to go out by May 1st.

Lisa motioned for approval of content.

John seconded with changes.

All approved.

Treasurer Position

Karen will retain the checkbook and Lisa will start getting financial information to report at meetings. Lisa will process any letters for mortgage companies regarding balance of HOA dues for house closings.

Ironwood Retention Pond Update

The City of Broken Arrow has met with the Engineering firm and reviewed their report. Conceptually it works with a couple of adjustments. Kenny Schwab, Asst City Mgr, will be invited to May meeting at 6. Lisa Neal will reach out to developer to discuss cleanup of the trash that flows from Ironwood Development into the retention pond.

New Business

Recommendation was made by Jason Evans to reserve Club House for annual meeting.

Meeting should not be scheduled on Back-to-School night to increase attendance.

Karen will research getting signs made to advertise annual meeting.

Karen will invite John from Integrity Financial to our next meeting at 5:30.

It was decided not to have Spring cleanup date.

Mike Love has the signs for the garage sale and will hang them on May 11th.

Next Meeting

May 19th at 5:30pm at Stone Mill BBQ in Broken Arrow, Oklahoma.

Jason Evans made a motion to adjourn the meeting. John Pierson seconded the motion. Meeting Adjourned at 6:30 p.m.

