

## THE RESERVE AT BATTLE CREEK – Master HOA Board

### Meeting Minutes

April 23, 2025

**Called to Order:** 6:00 p.m. **Adjourned** 6:56 p.m.

**Present:** Karen Lowen-Ames, Brenda Urner, Jason Evans, Elisa Campbell, Larry Mudd, Mike Love, Lisa Neal and resident, Lori Gracey

**Not Attending:**

**Location:** Battle Creek Clubhouse Grill

**Next meeting:** Wednesday, May 28, 2025 @ 6:00 p.m. Battle Creek Clubhouse Grill

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#### I. Minutes

Minutes from January 29<sup>th</sup> & March 12<sup>th</sup> meetings were emailed to board members prior to the meeting for review and approval. Jason opposed approving by email and asked to wait till meeting. Brenda made a motion to approve January 29<sup>th</sup> minutes, Larry 2<sup>nd</sup> and unanimous approval. Larry motioned to approve March 12<sup>th</sup> minutes, Mike seconded. Jason opposed David Oldham's removal from the board in the March 12<sup>th</sup> minutes based on not having a homeowner vote to remove him. The remaining board members stand with their original position oh him not being a record homeowner, which is required to be a board member, and has done nothing to correct the problem. Vote was 5 to approve the minutes and 1 objection.

#### II. Treasurer's Report – Brenda Urner

- Financial Reports
  - Account Balances
    - Checking – \$7,418.17 as of 03/31/25
    - Money Market - \$48,163.67 as of 03/31/25
- March 2025 financials includes \$750 for the Attorney billing, \$300 for Gumer to clean up what SLK left on our common areas and the \$103 Federal tax payment made for our 2024 tax return balance due.
- March 31<sup>st</sup> there are still 5 homes past due and 1 set up on payment plan. It was noted that with April activity to date we will only have 2 homes past due. Master (1) Villas (1)
- In regards to Master Home past due, Brenda will ask Stacy Brown to go with her to attempt to give notice in person since they didn't pick up their certified letter.
- Update on Lien Release for the Fryer sale at 3000 N Hickory being signed by Karen and given to Title Company. They will mail us a check at closing for past due account balance.
- Discussion to send certified letter to David Oldham requesting records given to him by Stacy Brown when he stepped down as President and the mailbox key for HOA.

#### III. President/Landscaping Report – Karen Lowen Ames

- Shared a diagram drawing of the suggested plantings at 51<sup>st</sup> Street Entrance. Reported that Gumer removed the stump from the center island at 51<sup>st</sup> while he was out grinding her personal stump. Larry asked how much he was going to charge. Gumer didn't give a price but Karen assured it would come out of our landscaping budget. Karen proposed purchasing 2 boulders at \$200 each, \$100 smaller rocks and 2 Blue Point Junipers @ \$170 each plus \$150 delivery. A 15% discount was offered, due to our HOA being tax exempt. This discount applied only to the trees.
- Discussed getting together with Gumer to determine number of flats we would need to purchase of Lantana's around the property. Gumer estimated costs to be \$50 per flat, 15 plants each. Karen estimated we would need 10-15 flats. Discussion of cheaper options and reminding all that Gumer plants the flowers as part of his contract so there is no labor costs. Discussed budget comparisons \$600 boulders and trees delivery, 2 junipers at \$170 each, TruGreen 3 more treatments, \$1,950
- Discussed TruGreen and needing 3 more rounds of treatments at \$650 each. Since our first treatment of the year wasn't done this would give us 4 of the 5 recommended. Allowing us to budget next year for the 5 treatments.
- Cleaned L-shaped pond fountain and put new tips for a wider spray. Going to do the same to pond behind Karen's house. Little duck pond fountain will be turned on to check how it flows and will leave it on if operating

ok and as long as there is enough water. If plugged will get it cleaned. No costs to clean the first fountain was noted.

- Larry brought up termite treatment needed at Cottages. Brenda will look through records for who treated for us in the past.
- Discussion about approving 3 more TruGreen treatments, Mike motioned to approve, E'Lisa seconded. Karen can call tomorrow to get us scheduled.

#### **IV. Old Business**

- Discussion regarding sharing the Attorney letter with the gated areas and getting all 3 boards together before August Annual Homeowners meeting to discuss. Brenda requested approval to send by email to the Villa's and Cottages board prior to her Villa's meeting the following evening. All approved and Lisa will forward to other Cottages board members. Suggest a joint meeting in May or June of all 3 boards to discuss Covenants and Bylaws. Further discussion about the long and probably expensive process of changing covenants. Brenda noted finding in old records, from the 2007 planning commission documents when they changed the covenants before, about our developer never completed our landscaping or fencing PUD when our neighborhood was first developed leaving us in a pickle having not done their due diligence to properly allocate our PUD costs. Unanimous approval by all board members.

#### **V. New Business**

- Introduction of Lisa Neal from the Cottages to replace David Oldham position on the board. Her placement will give us representation from all 3 boards as required in our Covenants. Brenda motioned to add Lisa to the board, Mike seconded.
- Discussion about getting newsletter out by May 10th with mention of yards needing to be kept up, neighborhood Garage Sale May 17<sup>th</sup>, Spring Work Day June 7<sup>th</sup> 10 a.m., all agreed to approve Newsletter through email without a meeting. Color printing at Brenda's office for \$25 and hand delivery of the newsletters will save HOA considerable \$\$ over color printing at Kinkos and mailing to all homes at .73cents each.
- E'Lisa mentioned she is a Notary if anyone ever needs one.
- Discussed need of removal of tree branch in L-shaped pond and the area behind Jason's house.
- Jason mentioned one of the main reasons he joined the board was to get rid of the Trash Can requirement being away from abutting street. After previous discussion this evening it's apparent that changing covenants is very costly and time consuming. Would like to have trash cans be allowed on side of the house visible from the street. Suggest it be brought to the homeowners at the annual meeting to see if enough interest to address updating our Covenants to be more current. Larry mentioned previous board spent \$700 on an attorney to determine our Covenants rules that state they can't be visible from the street. Brenda referenced this being another duty we as board member can't ignore our Covenants and it our duty to uphold them. Final discussion was to present options at the annual Homeowners meeting of possible items that could be changed to update our Covenants including the trash cans. Discussion with group of homeowners would help the board know what items are important to those we represent.

#### **VI. Next Meeting Date**

- Date and Time – Wednesday, May 28th at 6:00 p.m.
- Location – Battle Creek Clubhouse Grill

#### **VII. Adjournment**

All business being concluded, the meeting was adjourned at 6:56 p.m.