

The Reserve at Battle Creek

Board of Director Meeting Minutes

Date: May 19, 2026

Time: 5:30 PM

Location: Stone Mill BBQ, Broken Arrow, Oklahoma

Call to Order

The meeting was called to order at 5:34pm 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'Lise Campbell-Secretary

Quorum was confirmed.

Approval of Previous Meeting Minutes

John Pierson made motion to approve minutes.

Jason Evans seconded the motion.

All voted in favor.

Financial Report

As of May 19, 2026, the Money Market account had a balance of \$41,406.93 and the checking account had a balance of \$10,856.07 after transferring \$10,000 from the money market account to the checking account. Expenses included \$675 for 15 flats of flowers, \$2,050 for monthly landscaping, \$675 for True Green and \$605 for irrigation repairs at the North Villas gate box and sprinkler heads. Karen Lowen-Ames and Brenda Urner will meet with Bookkeeping company to go over history and get everything updated. They will prepare monthly financials and will be present at annual meeting.

John Pierson made motion to approve financial report.

Jason Evans seconded the motion.

All voted in favor.

Landscaping/Grounds

Gumer Landscaping has provided two additional flats of flowers to be planted at Cottages entrance. Sprinklers have been turned on and run 3 days/week, Monday, Wednesday and Friday. Gumer Landscaping gave an estimate of \$1,400 to clean fountains, which was thought to include algae removal. Fountain cleaning of L shaped pond is placed on hold until electrical issues have been dealt with. S&J Electrical gave an estimate of \$600 to

make repairs which included installing 2 ground faults. Tiger Electric has been contacted to install ground fault and a rubber receptacle at an approximate cost of \$300. Karen will obtain a scope of work from Tiger Electric before proceeding. During review of electrical issues, it was discovered that the Villas had placed a lock on the electrical box. In the future, Randy Cherry or designee, will be contacted to unlock the box when repair is needed to the box.

Community Handyman List

E'Lise Campbell was nominated to compile the Handyman list and handout at annual meeting and have placed on website.

Ironwood Retention Pond Update

Lisa Neal and Karen Lowen-Ames met with Kenny Schwab, Asst City Manager of Broken Arrow, on May 7th to discuss Reserve D issues and the new Ironwood development. As currently designed, Reserve D would flow back into Cottages Street during the 100-year flood. To prevent this, and for the development to be in compliance with the city, Reserve D pond needs to be enlarged. As Reserve D is owned by The Reserve Master HOA, the board needs to approve Ironwood enlarging the pond. Ironwood Development would have to pay the Reserve Master a sum of money, remove the dirt and replace sod. Contact information has been provided to Lisa Neal to contact Ironwood Development, and the board gave permission for Lisa Neal to make this contact and discuss. In addition, the board approved Lisa requesting that Ironwood Development install two channel drains, at their expense, in Reserve D to help with the water flow from Ironwood Development. This would help prevent water from standing in the pond. In exchange for the installation of the channel drains, we would not request ongoing assistance from Ironwood Development for maintenance of Reserve D.

New Business

It was approved for a Covenant Violation Letter to be mailed to the owners of 808 W Juneau St which is rental property.

Annual Meeting will be held on Tuesday, August 4th at Battle Creek Clubhouse.

Next Meeting

June 16th at 5:30pm at Stone Mill BBQ in Broken Arrow, Oklahoma.

Lisa Neal made a motion to adjourn the meeting. John Pierson seconded the motion. All in favor. Meeting Adjourned at 6:50 p.m.

