



**The Reserve at Battle Creek and The Villas Homeowners Association
Meeting Minutes**

Board Meeting - September 21, 2017 at 7pm

- Attendance:** Janet Bassett, President of HOA
Larry Falgiani, Vice President of HOA
Dorothy Deborde, Treasurer of HOA
Kelli Simpson-Lembo, Secretary of HOA
Nancy Bishop
Ty Fredrick
Sammi Alford
Amy Ward, HOA management
- Call to Order:** Meeting was called to order at 7:07pm
- Adjourned:** Meeting was adjourned at 8:55pm
- Location:** Communication Credit Union
- Next Meeting:** October 19, 2017 at Communication Credit Union
- Minutes:** Minutes from the previous meeting were distributed and approved by Board members. They are posted on the website, battlecreekreserve.com.
- Treasurer's report:** Dorothy gave the Treasurer's report. She had reviewed and approved the financial statements prior to the meeting and distributed the reports to the board.
- Discussion:** *End of Fiscal Year, August 31, 2017*
The fiscal year ended \$9553.94.
Review of Future Bills
~Bills for seasonal color and similar non-recurring landscaping services will be reviewed by Larry and Ty before being paid to HOA Management.
~Bills for Landscaping Edelman's will also be reviewed by Larry and Ty before being paid to HOA Management.
~Non-Recurring office expenses, such as mailing will be reviewed by Dorothy before being paid to HOA Management.
- Approval of Treasurer's report** Dorothy moved to approve the Treasurer's report, Sammy seconded the motion. The report was approved unanimously.
Having been approved, the August Financials will be posted on the Association website.
- Landscaping Report** Larry gave the landscaping report.
~Edelman's continuing to maintain property
~Issues with weed control, will not spray around fencing, will use weed Wacker. There was something wrong with formula in weed control spray. Will replace sod if need be.
~ When it gets cooler out, they will remove the concrete and debris.
~The board agreed unanimously that Edelman's will mow behind Elm Pl and Granger triangle property.



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- ~Platte Map - The board also agreed to increase his salary by \$75.00/month. Janet proposed that we increase his salary. Nancy seconded the motion and the motion was approved unanimously.
- ~Kim has contract for landscaping, Amy will follow up and Janet will initial to add additional plots marked by Ty on map.
- ~Fall Planting - 40 flats of Pansies will be planted middle to late October.
- ~Mosquito Dunks were placed in ponds by Ty. Boards thanks Ty.
- ~Ty will ask about sprinkler adjustments.
- ~Additional Kaleidoscope bush to be planted near the entrance of The Villas to make it more symmetrical.

HOA Report

- Amy gave the HOA report.
- ~Tornado Shelter - if it is in back or inside the property it does not need architectural approval. If it is above ground outside in plain sight, it needs architectural approval.
- ~Liens for renewal - None. Still have 4 or 5 liens.
- ~Roofing Companies - Leaving signs once work is completed. While work is being done, signs may remain, but must be removed after work is completed.
- ~Property in The Villas - Pile of Branches and clean up after storm, unsightly, front of house. Maintain front tree.
- ~Property 3113 N Ironwood Avenue - Unsightly, yard needs maintaining. Overgrown.

Old Business

- Review of Annual Meeting - Very successful with format, Ballots and door prizes. Members enjoyed the door prizes.
- Website renewal - Matt and Mike
- Tabled New Homeowner's Packet to October.
- Response to John Herbert regarding Drainage Assessment, HOA is not responsible for the \$88,000.
- Black Strips for speeding not necessary now, since repainting the speed limits on road, there has been a decrease in speed.
- Clarification needed for 285 Unit Apartment building rezoning, is it Elm Place or Elm Avenue. Places concerns for HOA and schools.
- Later clarification came in stating that this will be on Elm Avenue Not Elm Place. Still creates a concern for overcrowding Schools. Meeting for rezoning will be held at City Hall on October 12, 2017 at 5pm. Letter was sent out regarding this by the planning commission, not all residents received this letter.

Adjournment

- All Business being concluded, Janet moved that the meeting be adjourned. Nancy seconded the motion. All being in agreement, the meeting was adjourned by Janet at 8:55pm