

**The Reserve at Battle Creek**  
**Annual Meeting**  
**August 14, 2018**

- A. The Annual Meeting was called to order at 7:02 p.m. by the Reserve at Battle Creek Board President, Janet Bassett. The meeting was held in the Battle Creek Golf Course Club House.
- B. The Board members were introduced:
- Vice-President -- Larry Falgiani
  - Treasurer -- Dorothy DeBorde
  - Secretary – Vacant (Kelli Simpson-Lembo resigned recently\*)
  - Landscaping Liaison -- Ty Frederick
  - Member-at-Large -- Sammi Alford
  - Member-at-Large -- Nancy Bishop
- (\*The Board will miss Kelli and regrets that she is no longer able to serve due to personal reasons.)
- C. *HOA Management, Inc.* members were introduced:
- Kim Justilian, Owner
  - Amy Wade, Board Liaison
- D. Proof of Notice of meeting was displayed and it was determined that a quorum was met with over 17 homeowners in good standing present (including Proxy's).
- E. Janet discussed a landscaping dilemma that the Board has dealt with this year. The new landscaping service hired in Aug. 2017 went through internal changes and, despite our HOA attempting to work with them over a period of time to correct the issues, the problems could not be resolved. Therefore another landscaper, SLK, was recently hired and began in Aug. 2018. Five bids were reviewed and references sought prior to choosing SLK. The cost for landscapers has gone from \$1,200 per month to \$2,050 which will impact our budget significantly, but SLK will take over some services that we paid outside sources to do in the past.

- F. Dorothy DeBorde shared information regarding the Profit and Loss for The Reserve from Sept. 2017 through July 2018. She indicated that we are in good shape as we are closing out the first 11 months of our fiscal year with \$8,304.33 remaining for use in the final month of August 2018, which should be well above what is needed as our monthly budget is approximately \$3,600. The Annual Budget for the upcoming year was also presented and a proposal was made by Dorothy to approve this with a second by Bill Waldorf. The budget was approved unanimously.
- G. Janet shared that we are attempting to secure back dues from a few homeowners by taking them to small claims court after following the Covenants Enforcement Process and getting no resolution. Collection of these back dues will be able to help offset the landscaping budget increase in the coming year.
- H. *Neighborhood Highlights*, including volunteer contributions, were reviewed and it was noted that volunteers have kept our expenses down by doing many tasks themselves. Thanks were given to all who shared their time and talents.
- I. Amy Wade of *HOA Management, Inc.* led the procedures for nomination and election of Board members. The proposed slate included Sammi Alford (The Villas), Janet Bassett (The Villas), Nancy Bishop (The Villas), and Larry Falgiani (The Cottages). There was an ardent request for a nomination from the floor for a seventh Board member to fill the vacant spot. It was clarified that this person did not need to accept the position of Secretary, as officers would be chosen at the regular August meeting on the 16<sup>th</sup>. There were no nominations from the floor, so the slate of nominees was approved by acclamation.
- J. Additional concerns were shared regarding mowing at the Cottages and a light out at the 51<sup>st</sup> St. entrance.
- K. Sammi Alford, Amy Wade, and Janet Bassett worked together to draw names and distribute a number of door prizes that were collected from local businesses by Sammi. The lucky homeowners were pleased to be winners!
- L. The meeting was adjourned at 8:10 p.m.