



BATTLECREEK COMMONS

Board of Directors Meeting Minutes

May 26, 2026 – 5:30 pm, via Zoom Online Meeting

WELCOME HOMEOWNERS: Virginia Ferguson welcomed Owners. There were 8 Owners at the meeting.

QUORUM CALL: The meeting was called to order at 5:32pm, with the following Board members present/absent:

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| <input type="checkbox"/> Sharon Grassetth (President) absent | <input checked="" type="checkbox"/> Mary Schroeder (Director) |
| <input type="checkbox"/> Nathan Goldberg (Director) absent | <input checked="" type="checkbox"/> Kathie Forstrom (Director) |
| <input checked="" type="checkbox"/> Dee Doyle (Treasurer) | <input checked="" type="checkbox"/> Virginia Ferguson (Vice President) |
| <input checked="" type="checkbox"/> John Morgan (Secretary) | |

MINUTES OF PREVIOUS BOARD MEETING:

Kathie made a motion to approve the April 28, 2026, board meeting minutes as presented. The motion was seconded by Mary, and there being no objections or abstentions the motion passed.

MANAGER REPORTS:

Office Manager – Anna reported that there have been 2 sales since the last meeting. One of the mower's has been repaired and is back in service. She also reported that the metal roof at the maintenance area has been completed and that they have hired a temporary person to help with the grounds during this busy part of the season.

AMS – Susan reported that she has been working with Virginia and Anna this past month on compliance matters and distributing of grounds updates.

COMMITTEE REPORTS:

Key points of committee reports were reviewed in the meeting. Each month their reports will be in a special committee report packet and posted to the Battlecreek website and AMS portal after each board meeting for owners to read.

ARC Committee – John moved to accept the awning application for 6704 Huntington. The motion was seconded by Mary, and there being no objections or abstentions, the motion passed.

Mary made a motion to accept the donation from the pergola donation from the Hughes for the deck outside the clubhouse. Kathie seconded and there being no objections or abstentions, the motion passed.

OLD BUSINESS:

Clubhouse Painting - Virginia gave an update that the new paint has been purchased and the board will now coordinate the painting.

Lawn Expert – Virginia updated that they are going to work with the Oregon State University Master Gardeners program as this is at no cost. If they are not able to get what they need from this program, then the board will reconsider bringing in an outside landscape expert.

Community Paint Palette – John and Mary updated their efforts and will bring some color samples to the clubhouse for viewing and feedback.

NEW BUSINESS:

Mowing Equipment Purchase Ratification – Mary moved to ratify the purchase of a new smaller-sized riding mower at the cost of \$11,343.29. The motion was seconded by John, and there being no objections or abstentions the motion passed.

Rules Review and Updates: The discussion of changing the number of board members from 7 to 5 from last month was tabled for the time being. The board requested that the Documents Committee bring some rental information to the board for next month's meeting to review and discuss.

Envelope Study: John presented one proposal and after some discussion this was tabled so that John can get two additional proposals.

OPEN FORUM: No comments this month.

Executive Session: Virginia moved to go into executive session to discuss a legal matter at 6:41pm. Owners either left or went into a waiting room should there be any further action afterwards.

Virginia moved out of executive session and back into open session at 6:48pm and all owners in waiting room were moved back into the open session.

Next meeting – June 23, 2026 at 5:30 pm via Zoom.

With no further business the meeting was adjourned at 6:49 pm.