



BATTLECREEK COMMONS

Board of Directors Meeting Minutes

July 28, 2026 – 5:30 pm, via Zoom Online Meeting

WELCOME HOMEOWNERS: Sharon Grassetth welcomed Owners and explained it has been a tumultuous couple of weeks, so the agenda is pretty full. There were 16 Owners at the meeting.

QUORUM CALL: The meeting was called to order at 5:31pm, with the following Board members present/absent:

☒ Sharon Grassetth (President)

☒ Mary Schroeder (Director)

☒ Kathie Forstrom (Director)

☒ Nathan Goldberg (Director)

☒ Dee Doyle (Treasurer)

☒ Virginia Ferguson (Vice President)

☒ John Morgan (Secretary)

MINUTES OF PREVIOUS BOARD MEETING:

John made a motion to approve June 29, 2026, board meeting minutes as presented. The motion was seconded by Virginia, and there being no objections or abstentions the motion passed.

MANAGER REPORTS:

☒ **Office Manager** – Anna reported that there were no sales this past month and gave an update on the A/R. Anna also reported owners inquiring about the irrigation and roof cleaning along Huntington due to all the tree debris they get.

☒ **AMS** – Susan with AMS reported that she has been working with Sharon on insurance, compliance and collections matters this past month. She also reported that she has been working on getting the budget worksheet ready for the finance committee so they should see it early next week.

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.

Virginia made a motion to approve adding Marcia Houge to the Finance Committee. Kathie seconded and there being no objections or abstentions the motion passed.

OLD BUSINESS:

Clubhouse Painting - Tabled

Community Paint Palette – John made a motion to allot up to \$500 for the committee to engage working with a color consultant. The motion was seconded by Mary and there being no objections or abstentions the motion passed.

Envelope Study – John made a motion to approve up to \$6,000.00 with Evolution. The motion was seconded by Sharon and there being no objections or abstentions the motion passed.

Insurance Deductible Distribution Form Fire – It was unanimously agreed that the deductible of \$15,000.00 for the fire claim will be shared equally between the two units.

Flock Contract - Tabled

NEW BUSINESS: With consensus the Board added the following to New Business:

Irrigation – Sharon made a motion to approve up to \$7,200.00 to conduct the irrigation audit with one of the two contractors who provided proposals being available the soonest. Mary seconded and there being no objections or abstentions the motion passed.

Huntington Sagging Beam Inquiry– After much discussion it was motioned by John that per the governing documents and information provided it was determined this falls under the owner responsibility. Sharon seconded and there being no objections or abstentions the motion passed.

Flock Contract: This topic was tabled.

OPEN FORUM: There was a question about joining the executive session if talking about the insurance policy. This was not something that was going to be discussed so request was denied. There was a question about the siding and making sure painting is not happening over rotten siding. Another owner reported seeing the caulking around the pool cracking and falling off along with some pieces of tile. Anna will put a work order in.

Executive Session – The meeting was moved into executive session at 6:49pm to discuss collection matters. All owners were put into the waiting room.

Executive Session – Board moved from executive session back into the open board meeting at 7:18pm and all owners were brought out of the waiting room.

Attorney Collection Offer – Virginia motioned the proposed settlement offer with the counter discussed and the contingency of the compliance matter to be cleared up or will be fined per notices and fine schedule. John seconded and there being no objections or abstentions, the motion passed.

Next meeting – August 25, 2026 at 5:30 pm via Zoom.

With no further business the meeting was adjourned at 7:21 pm.