



## BATTLECREEK COMMONS

### Board of Directors Meeting Minutes

January 28, 2025 – 5:30 pm, via Zoom Online Meeting ONLY

<https://www.battlecreekcommons.com/board-meetings>

**WELCOME HOMEOWNERS:** Fifteen homeowners attended online.

**QUORUM CALL:** The meeting was called to order at 5:30 pm, with six present and the seventh joining at 5:53pm.

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| <input checked="" type="checkbox"/> Sharon Grassest (President)                    | <input checked="" type="checkbox"/> Sue Harris (Secretary)             |
| <input checked="" type="checkbox"/> Nathan Goldberg (Director), <i>joined late</i> | <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"/> Jeanne Dalton (Treasurer Backup/Director)      |  |

### **MINUTES OF PREVIOUS BOARD MEETING:**

The minutes for the December 17, 2024, Board meeting were approved with the addition of Chris Staats last name being added.

### **MANAGER REPORTS:**

- ☒ **Office Manager** – Susan Camarda-West with AMS reported that Anna Flores; Office Manager was at the meeting and will be at them going forward. She also reported how the transition was coming along.
- ☒ **Grounds Manager** – Don Hiebenthal submitted his report and Sharon shared that he and his team have been working through the leaf season and doing a great job. Next on his list is cleaning of the roofs, gutters, and moss.

### **COMMITTEE REPORTS:**

- ☒ **Maintenance/Repair** – Virginia Ferguson (Interim Chair) – Reported that Chris and Rich Staats resigned. She also reported that she reached out to the asphalt company but no response as of this report. Susan with AMS will share some company names with her.
- ☒ **Architectural** – Bill Burnside – No activity as of this meeting.
- ☒ **Planning & Projects** – Sue Harris confirmed that Bill Dalton and Shelley McAlpine are current members from the committee. An Ad-Hoc Clubhouse Improvement Sub-Committee has been formed recently, of which Mary Schroeder, Jeanne Dalton, and Megan Trow have joined. The Sub-Committee's next meeting will be held on February 21<sup>st</sup> at 1pm in the clubhouse.
- ☒ **Orientation** – Mary Schroeder reported that three new homeowners were contacted. Mary and Sharon met with one of them at the end of January and Mary is scheduled to meet with another on February 2nd.
- ☒ **Nominating** – Betsy Hughes – No report for January.
- ☒ **Emergency Preparedness (EP)** – Nathan Goldberg has stepped down as Committee Chair for the time being. Aline Autenrieth was unanimously voted in to serve as interim chair. Aline reported that the Emergency Cache container shelving is due to arrive. The Committee will get some folks together to install so they can start stocking.
- ☒ **Neighborhood Watch** – Sue Harris (Interim Committee Chair) reported the new community signage has arrived and will be installed by Don and his team. Next meeting is scheduled for the 2<sup>nd</sup> Thursday in February. She also requested an additional \$300 for the electrician on the camera project. She reported that there were savings in other areas of the project so this will not put it over. Dee motioned to approve the additional \$300 to finish this project. Nate seconded and there being no objections, motion passed.

☒ **Finance** – Dee Doyle (Interim Committee Chair) reported the committee met to review the new budget. Mike Stapleton and Ruth Hewett have resigned. The Committee can use some additional volunteers.

☒ **Grounds** – Megan Trow/Virginia Ferguson reported that R & R has been on site and have done some clearing. They are scheduled to be on site 4 times this year. The committee is concerned about certain vendors not being on NetVendor.

☒ **Social** – Bonnie Shaughnessy-Smith – No report submitted but Sharon Grasseth reported that Thirsty Thursday is back and is held in the clubhouse from 5-6pm. Bring your own beverage and snacks and enjoy getting to know your neighbors.

☒ **Newsletter** – Aline Autenrieth reported the February newsletter is in progress and the January one was distributed on 1/24.

☒ **Documentation** - Mary Schroeder reported there are no governing document updates and that she got the Motion tracker to the board and management to maintain going forward.

### **OLD BUSINESS:**

A. None

### **NEW BUSINESS:**

A. **Sewer Discussion:** Sharon shared the rough estimate from NW CIPP (Spartan) on lining the remaining sewer lines as she wanted to start the discussion. Here is a little info from her to get it started:

All the laterals were done, and this is for the mains. We recently paid a bill of just under \$10,000 to unblock the main line from Continental. That blockage was because of several things, tree roots, a soda can that had been there for years and many "flushable" wipes. That work provides about a 4–8-month solution when the roots will grow back, then we would do the same thing again. The longer the roots are allowed to penetrate the pipe the weaker the pipe and the more likely that we will end up having to replace the pipe by digging it up, which will be very costly financially (possibly \$300,000) and in loss of plants and just a mess on the campus. I asked for an estimate for lining ALL remaining and was told it might be around \$100,000 so I am seeking verification that this \$62,277 bid includes ALL lines. This would give us a guarantee with that 50-year lining. Our experience so far with this company is that they have backed up their work and guarantee.

**CORRESPONDENCE:** None

### **GOOD OF THE ORDER:**

A homeowner asked how many home sales there were in December. Susan reported one. Sue Harris gave a little update about Emerald Pools coming on 4/21/25 to install 3 new filters and 2 new pumps.

The meeting adjourned at 6:20 p.m.