



BATTLECREEK COMMONS

Board of Directors Meeting Minutes

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

WELCOME HOMEOWNERS: Virginia Ferguson welcomed Owners to the meeting. There were 17 Owners at the meeting.

QUORUM CALL: The meeting was called to order at 5:30pm, 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 checked="" type="checkbox"/> Nathan Goldberg (Director) | <input checked="" type="checkbox"/> Kathie Forstrom (Director) |
| <input checked="" type="checkbox"/> Dee Doyle (Treasurer) | <input checked="" type="checkbox"/> Virginia Ferguson (Vice President) |
| <input type="checkbox"/> John Morgan (Secretary) absent | |

MINUTES OF PREVIOUS BOARD MEETING:

Virginia made a motion to approve the March 24, 2026, board meeting minutes as presented. The motion was seconded, and there being no objections or abstentions the motion passed.

MANAGER REPORTS:

Office Manager – Anna shared an update on the delinquency balances for the community. Currently there is \$5,928.72 30 days delinquent, \$3,928.45 60 days delinquent and \$14,577.98 90 days delinquent. These totals include assessments, late fees and interest, and legal fees.

Brayan has gotten a price quote on a mower for the Community that is lighter than what the community currently has for \$8,739.53. He is asking the Board to consider building this into the budget for next year. A lighter mower would help the team in mowing during the rainy season.

Anna shared that the maintenance team has been getting pulled aside by owners to assist them in placing large items into the community dumpster. This takes away from the time the team has on site to complete their regular tasks. It was determined that a message will be sent to owners that the maintenance team are not available during the work day to help with item removal. Anna will speak to Brayan to see if his team would like to put a price on staying after their normal hours to assist on homeowner projects.

AMS – There was nothing unusual for AMS to report this month,

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.

Finance Committee – A motion was made by Kathie to approve the Finance Committee recommendation that the Community place \$200,000 from Reserves in to a 6 month CD with First Internet Bank at the current interest rate of 3.76%. The motion was seconded by Dee and with no objections the motion passed.

OLD BUSINESS:

Clubhouse Painting - Paint samples on siding were displayed at the meeting for owners to view. Virginia shared that taking the current paint to Lowe's to have it tinted to more of the desired color may be an alternative option to buying new paint. Discussions were had and it was determined that Virginia will collect more information about the tinting process and possibility and report back at next meeting.

NEW BUSINESS:

Lawn Expert – Following discussion, it was determined that more information will be collected about cost and potential experts to contact. This item has been tabled for now.

Exterior Decorative Lighting – The Documentation Committee has present an addition to the Community rules regarding exterior lighting that remains on all night. Much discussion was had, and it was determined that further edits are needed. This item has been tabled until the next meeting.

Community Paint Palette – Work on developing a new paint palette for the community continues.

Board Number Discussion – A proposal was made to reduce the number of Board Members from 7-5, which would require a vote of the Owners with 75% approval. Owners were asked to consider if this is something they would vote on at the next Annual Meeting.

OPEN FORUM: Aline shared that she would like the Board to consider finding another author for the newsletter, or putting it to rest, as it is becoming very tiring and burdensome to produce each month. A suggestion was made to consider switching to quarterly, rather than a monthly newsletter, which Aline said she would think on.

Next meeting – May 26, 2026 at 5:30 pm via Zoom.

With no further business the meeting was adjourned at 6:23 pm.