



BATTLECREEK COMMONS

Board of Directors Meeting Minutes

March 24, 2026 – 5:30 pm, via Zoom Online Meeting

WELCOME HOMEOWNERS: Sharon Grassetth welcomed Owners to the meeting. There were 12 Owners at the meeting.

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

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| <input checked="" type="checkbox"/> Sharon Grassetth (President) | <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:

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

MANAGER REPORTS:

Office Manager – Anna presented the proposals collected for the metal roof project:

- Valley Roofing - \$16,100.00
- Pfiefer Roofing - \$17,479.00
- Winter Roofing - \$16,480.00
- J&K Roofing - \$14,223.34

A motion was made by Sharon to approve the Winter Roofing Proposal in the amount of \$16,480.00. Virginia seconded and the motion passed with a unanimous vote.

Anna shared a request from Bryan to purchase a computer to track his work on. A motion was made by Mary to approve the purchase of a computer for Bryan with a not to exceed of \$500.00. Virginia seconded and the motion passed with a unanimous vote.

Anna will be sending out an email request for Owners to check the number on their yard debris can so that a list can be made of those that are missing. Once the list is compiled a police report will be filed, as instructed by the garbage company.

AMS – AMS will continue to work with the Board on a Community Reminders notice to be sent to residents.

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.

A motion was made by Sharon to appoint Joshua Bagby to the newsletter committee. The appointment was approved with a unanimous vote.

A motion was made by Virginia to approve the submitted changes to the Battlecreek Commons Rules & Regulations as follows:

- II.C. STANDING AND AD HOC COMMITTEES, paragraph C.1 – the Neighborhood Watch committee was removed.
- VI. INVESTMENT OBJECTIVES AND GUIDELINES – several paragraphs were removed at the request of the Finance Committee, as they were out-of-date, and the first paragraph under INVESTMENT GUIDELINES was revised.

The motion was seconded by Kathie and following discussion of any other needed changes was approved with a unanimous vote.

A motion was made by Mary to remove the now disbanded neighborhood watch committee from the community rules. Sharon seconded the motion and it passed with a unanimous vote.

Sharon requested that the architectural committee work on putting together a paint color palette for Board approval.

OLD BUSINESS:

Rees Fence - Anna will follow up with Brayon on the fallen fence on Rees Hill Rd.

NEW BUSINESS:

Building Envelope Study – Sharon shared that the time has come for the community to have an building envelope study performed to determine the condition of the siding. AMS will provide some vendor suggestions and the board will collect proposals for consideration for this work.

Chimney Caps – Sharon would like to make sure that replacement chimney caps for all units is an item considered in next years budget.

Comcast – A survey is in the works that will be sent to owners regarding the options for future Comcast/Xfinity contracts.

OPEN FORUM: There were no comments in open forum

Next meeting – April 28, 2026 at 5:30 pm via Zoom.

With no further business the meeting was adjourned at 6:24 pm.