



BATTLECREEK COMMONS

Board of Directors Meeting Minutes

June 23, 2026 – 5:30 pm, via Zoom Online Meeting

WELCOME HOMEOWNERS: Virginia Ferguson welcomed Owners. There were 15 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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| ☒ Sharon Grassetth (President) | ☒ Mary Schroeder (Director) |
| ☐ Nathan Goldberg (Director) absent | ☒ Kathie Forstrom (Director) |
| ☒ Dee Doyle (Treasurer) | ☒ Virginia Ferguson (Vice President) |
| ☒ John Morgan (Secretary) | |

MINUTES OF PREVIOUS BOARD MEETING:

Kathie made a motion to approve the May 26, 2026, board meeting minutes as presented. The motion was seconded, and there being no objections and an abstention from Sharon due to not being in attendance of the meeting the motion passed.

MANAGER REPORTS:

☒ **Office Manager** – Anna reported that there was sale this past week. She also gave an update on the A/R. The new mower has been delivered and is in service. Brian has completed getting the list of homes needing painting after repairs were done. They will be getting them scheduled soon.

☒ **AMS** – Susan's report was in their packet and due to timing of the meeting they did not need her to read it unless there were questions which there were none.

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.

OLD BUSINESS:

Clubhouse Painting - The committee continues to work diligently on this and will be reviewing a proposal to present to the board, so the topic was tabled.

Community Paint Palette – The committee is also working diligently on getting together samples for comment. The meeting was opened to owners to share their comments. After much discussion it was decided by the board that there was still some work to be done and so the topic was tabled.

Rules Review and Update – Mary gave an overview of the 3 areas worked on. After much discussion the board tabled the smoking section. Sharon moved to modify the storage and pet waste sections as presented by Mary. John seconded and there being no objections or abstention, the motion passed.

Envelope Study – John reported he is still working on getting solid proposals, so this topic was tabled.

NEW BUSINESS:

Insurance Deductible Distribution from the Fire– After much discussion this topic was tabled until the insurance claim is finalized, and they can assist in how the distribution should be handled.

Flock Contract: This topic was tabled.

With consensus the Board added the following to New Business:

Flowering Cherry and Holly Tree Pruning and Removal by Clubhouse – Virginia made a motion to prune the flowering cherries and remove the volunteer holly in the fall. Sharon seconded and there being no objections or abstentions the motion passed.

OPEN FORUM: There was a question about a communication back-up system if the internet is down and there is an emergency. Board is working on this. Another question came up about the mowing of an area that is getting long. Board reported the crew is getting caught up so it should be done soon.

Next meeting – July 27, 2026 at 5:30 pm via Zoom.

With no further business the meeting was adjourned at 6:46 pm.