

Shiloh at Battle Creek

HOA Annual Meeting Minutes

February 9th, 2021

- Call to Order & Attendance – 7 PM in attendance, Jeff Bright, Ron Grattopp, Les Miller, Jim Sharp, Gary Wright. Steve Canada is on Covid quarantine. The board accepted the previous meetings minutes.
- Banking and Financial Review for 2020
- Budget Review for 2021
- Homeowner Issues & Input – A request was made to increase the lighting around the 51st street entrance.
- Project Leader Reports

Architectural committee – no issues

Landscaping committee – no issues

- New Business – Trash policies and enforcement discussion.
- HOA Board election – Gary Wright made a motion by acclimation that all current board members be re-elected for 2021. Jim Sharp seconded the motion.

- Next Board Meeting – Tuesday, May 11th, 2021 at 7pm.

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HOA Second Quarter Meeting Minutes

April 20th, 2021

- Call to Order & Attendance – 7 PM in attendance, Jeff Bright, Ron Grattopp, Jim Sharp, Gary Wright and Steve Canada. The board accepted the previous meetings minutes.
- Banking / Financials –
 - Small Business Checking - \$15,432.26
 - Savings Account - \$16,775.44
 - Accounts Total - \$32,207.70
- The HOA Board members met with Miguel Ortiz at the beginning of the meeting to discuss the issues with the North Entrance sprinkler problems and the possible replacement of the fence along 51st street.
- Covenant issues - Jeff and Gary will identify which houses in the neighborhood do not have at least one tree in their front yard.

- Homeowner Issues & Input – none
- Project Leader Reports

Architectural committee – The HOA Board has decided to request more detailed bids for the fence replacement and sprinkler system repairs

Landscaping committee – The HOA Board has decided to wait a month to see what trees in the center islands are dead and need to be remediated.

- New Business – The HOA board discussed potential regulations, the Annual Yard Sale in May and the Spring 2021 Newsletter.
- Next Board Meeting – Tuesday, August 10th, 2021 at 7pm.

SHILOH AT BATTLE CREEK
Q3-21 HOA BOARD MEETING MINUTES

Jul 26, 2021

- Called to Order, Attendance included Ron, Jim, Steve & Gary. Previous minutes were approved.
- Banking / Financials – Checking balance is \$12,481.90 and Savings is \$16,777.11
- Covenant issues –
 - Discussion on Solar Panels – No Arch review form has been received, however, Steve will inform the inquiring vendor that any approval is not eminent.
 - Sent out violation letter to 1719 Lincoln for inop car in drive. The car has been removed.
- Home Owner Correspondence/ Complaints –
 - Unsightly weeds at 1808 W Lincoln. We drove by to take a look and agreed, Ron will send a notice to the landlord to clean it up.
- Project Leader Reports –
 - Architectural Committee update – fence repair discussion. Ron will set up a meeting with Miguel to discuss temporary repairs. We walked the fence line to observe deterioration.

- Landscaping – Trees (update & ongoing) – Did the “walk-around” to validate what trees needed removed/trimmed. No changes were noted from the list Jim and Gary provided.
No bids have been received from the July 6 email Gary sent out. Steve will send Gary some additional vendors to contact. In the mean time Ron will contact Miguel to see if his earlier bid still stands.
- Irrigation system issues and repairs (update). Miguel did some repairs. Ron will set up a meeting with Miguel.
- **New Business –**
 - Fall 2021 Newsletter? Still open for possibility.
 - Ron will draft new “Regulations” in the coming weeks regarding trash bins.
 - Long time Board member Les Miller submitted his resignation notice due to health reasons. The Board agreed Gary would replace him in all capacities.
 - HOA Messenger? Still under review.
- **Next Board Meeting – Nov 9th (2nd Tue, planned)**

SHILOH AT BATTLE CREEK
Q3-21 HOA BOARD MEETING MINUTES

November 11, 2021

- Called to Order, Attendance included Ron, Jim, Steve & Gary. Special Guest Doug Dejmal.
Previous minutes were approved.

- Banking / Financials –
SMALL BUSINESS CHECKING – current balance is: \$ 6,940.15,
SAVINGS ACCOUNT – current balance is: \$ 16,778.80
ACCOUNTS TOTAL – current balance: \$ 23,718.95

- Home Owner Correspondence/ Complaints –
We are still seeing some homeowners putting their trash carts up late. If this continues, we will have HOA Partners send out an email to these homeowners to remind them that they need to bring their carts in after the trash is picked up that day.

- Project Leader Reports –
 - Architectural Committee update – One homeowner has painted their garage door black and they did not submit an

architecture review request. We will have HOA Partners send him a letter and ask him to repaint it in an earth color.

We discussed changing the policy about architectural approvals and putting the burden of confirming requests on the homeowner.

- **Landscaping** – Steve is in charge of the Christmas Lights this year. Jim made a motion to purchase \$500 in additional green lights and Gary seconded it.

Trees – The board has decided to go with Ryan’s Tree Service for our neighborhood tree maintenance, pending on the approval of their quote.

- **New Business** – Ron will be working on the next neighborhood newsletter for the end of the year or early next year.
- **Next Board Meeting** – 2022 Annual Neighborhood Meeting February 8th, 2022 tentatively at the Battle Creek Golf Course Clubhouse.