

*Shiloh at Battle Creek*  
*HOA Annual Meeting Minutes*

February 11<sup>th</sup>, 2025

• **Call to Order & Attendance –**

The meeting started at 7 PM and the following board members were in attendance - Jeff Bright, Ron Grattopp, Steve Canada, Doug Dejmal and Gary Wright. Ann and Debby from HOA partners were also in attendance. Ron stated that we will be pursuing a homeowner who has never paid there HOA dues in small claims court this year.

Doug moved to accept the last meetings minutes and Gary seconded it.

• **Banking and Financials as of February 11th, 2025**

Checking Account - \$14,939.69

Savings Account - \$9,969.93

Total Balance - \$24,909.62

• **Budget & Fiscal Outlook for 2025**

Ron explained the 2025 budget

Steve moved to approve the budget and Gary seconded it.

• **Project Leader Reports (Architecture & Landscaping)**

- Status of front entrance water ponding issue

Ron explained that the current asphalt patch fix is working for the North Entrance, but there is still a desire to replace it with concrete over a permanent culvert.

- Tree replanting current situation and 2025 plan

Ron explained that additional trees will be planted in the common areas this year. Doug explained that he and Ron will be working with all homeowners to make sure that they have at least one tree planted in their front yard this year.

• **Homeowner Issues & Input**

the SE side of the Golf Course.

- Rules & Regulations discussion

-- Review results of Fall 2024 R&R vote and process - -- Ron explained how the new rules and regulations were approved by the neighborhood.

-- Discussion of possible additional R&Rs – no additional recommendations for this year.

- **New Business**

A vote was taken to raise the dues for next year and it did not pass.

Ron explained the new neighborhood welcome packet for new homeowners.

Ron explained that the new rules and regulations will start to be enforced this month.

Ron will inquire about installing speed humps on Oak Avenue.

- Nomination/Election of 2025 HOA Board

The current board members were re-elected for 2025.

- **Next HOA Board Meeting – Tue, May 13, 2025**

*Shiloh at Battle Creek*

*HOA Meeting Minutes*

August 12th, 2025

• **Call to Order & Attendance –**

The meeting started at 7 PM and the following board members were in attendance - Jeff Bright, Ron Grattopp, Steve Canada, Doug Dejmal, Gary Wright and Adjunct Board Member Terri Snively. The board approved the minutes for annual meeting. Gary motioned to approve them and Doug seconded it.

• **Banking and Financials as of August 12th, 2025**

Checking Account - \$15,702.49

Savings Account - \$10,019.47

Total Balance - \$25,721.96

• **Covenant Issues –** The board agreed to send a certified letter with the notification of a fine for not maintaining their fence along the golf course for 1713 Lincoln Street. The letter will also warn the homeowner about maintaining their yard to community standards. The letter will also remind the homeowner about the previous \$50 fine for drying laundry outside. Jeff will work with Ron to draft this letter and they will share it with the rest of the board members for approval.

• **Home Owner Correspondence / Complaints –**

Discussion on 1713 Lincoln St – See above

• **Project Leader Reports (Architecture & Landscaping)**

Architectural Committee update (review of recent AR issues)

Nothing to report.

Tree committee update – All of the trees that were planted last year are still alive and thriving. Miguel plans to plant 6 or 7 new trees this fall

Miguel fixed a problem with the irrigation system in July.

- **New Business** – The board will be requesting new quotes for the insurance for the liability insurance for the board members, the fence and entrance along 51<sup>st</sup> street and bodily harm for anyone being injured on the common grounds of the neighborhood.

Ron and Steve have announced that they will step down from the HOA Board this year.

- **Next HOA Board Meeting – Q4 2025 (Nov 11th, 2nd Tue, planned)**

*Shiloh at Battle Creek*

*HOA Meeting Minutes*

**November 11th, 2025**

• **Call to Order & Attendance –**

The meeting started at 7 PM and the following board members were in attendance - Jeff Bright, Ron Grattopp, Doug Dejmaj, Gary Wright and Adjunct Board Member Terri Snively. Gary moved to approve the minutes for the last meeting and Doug seconded it.

• **Banking and Financials as of November 11th, 2025**

Checking Account - \$10,096.36

Savings Account - \$10,044.75

Total Balance - \$20,141.11

• **Covenant Issues –** 1608 West Montpelier has a shed that is not compliant with the covenants. HOA associates will send them a violation letter and request they remediate it.

• **Home Owner Correspondence / Complaints –**

Discussion on 1713 Lincoln St – The board has decided to table this issue due to improvements by the homeowner with the original issue.

Re-visit small claims court issue (Anne text 10/30) – Ron will talk to Anne and get more details on this issue.

• **Project Leader Reports (Architecture & Landscaping) -**

Architectural Committee update (review of recent AR issues)

Tree committee update – Ron and Doug are going to determine how many trees are left to re-plant.

Miguel will plant the new fall colors on November 12<sup>th</sup>.

He will also check the irrigation system for any leaks or faults.

Ron will discuss the fence and tree issues in the next newsletter.

• **New Business –**

HOA Partners Fee increase – we have been informed that there will be a 25-cent increase per property per month starting next year. Gary is going to request bids to see if any other companies want to bid on this service.

**Annual meeting discussion -**

new board members – Ron, Doug and Steve are all resigning from the board. There will be spots for three new board members and this will be voted on at the annual meeting.

City of BA presentation – The city wants to make a presentation on the next city bond meeting during the annual meeting.

Newsletter updates – There will be another newsletter before the end of the year.

• **Next HOA Board Meeting – 2026 Annual Meeting (Feb 10th)**