Battlefield Estates Homeowners' Association (BEHOA)
Board of Directors Meeting Minutes - September 11, 2026

Meeting Called to Order: Approximately 12:32 p.m. Adjournment: Approximately 2:14 p.m.
Attendance: All Board members present except Faye Gabbard. Guest: Troy Hensley

1. Call to Order and Approval of Previous Minutes

The meeting was called to order at approximately 12:32 p.m. The Board acknowledged the absence of Faye Gabbard, who had provided advance notice that she would be out of town.

The Board reviewed the minutes from the previous May and June meetings. No corrections or objections were raised. The minutes were accepted and authorized for posting online.

2. Neighborhood Parking and Property Maintenance Concerns

Resident Troy Hensley addressed the Board regarding recurring parking violations, particularly vehicles parked on sidewalks, lawns, and neighborhood streets. Specific concerns included rental properties along Confederate Drive and other locations where vehicles and trailers obstruct pedestrian access and negatively affect neighborhood appearance.

The Board discussed the safety implications of these practices, including restricted access for emergency vehicles and pedestrians. Members emphasized the importance of maintaining neighborhood appearance standards and protecting property values.

The Board agreed to contact representatives of Hager Rental Properties to discuss tenant compliance, parking restrictions, and property maintenance expectations. The Association will continue communicating with residents of BEHOA parking requirements and may request assistance from the Madison County Sheriff's Department regarding any ongoing and persistent street parking violations.

The President will contact Hager Rental Properties and continue distributing parking reminders through available resident communication options – email, phone text and mail.

3. Treasurer's Report and BEHOA Financial Matters

Treasurer Arlene Wilson presented the Association's financial report:

Account	**Reported Balance**	
Checking	$1,868.89	
Savings	$15,745.54	(Total Value: $17,614.43)
Certificate of Deposit — Principal	$10,000.00	
Certificate of Deposit — Accrued Interest	$217.36	(Total Value: $10,217.36)

The Board discussed the upcoming maturity of the certificate of deposit on September 20, 2026. Members generally favored renewing the investment rather than transferring funds to another institution. A shorter renewal term was discussed to provide flexibility should interest rates change.

The Board also discussed the need to maintain adequate checking account funds for operating expenses and planned neighborhood improvements – specifically the street sign restoration.

Approved Motion: Addie Henry moved to transfer up to $5,000 from savings to checking to cover street sign restoration and related expenditures. Barry Tait seconded the motion. The motion was accepted without objection.

Approved Motion: Arlene Wilson reported BEHOA had only six checks remaining. The Board discussed ordering replacement duplicate checks using BEHOA's permanent post office box address. A motion was made by Arlene Wilson to obtain replacement checks and Ken Lee seconded the motion. The motion was accepted without objection.

The Board also emphasized that expenditures, including additional vendor gratuities, must receive appropriate authorization before payment.

4. Street Signs, Decorative Posts, and Lighting Improvements

The Board reviewed the condition of the subdivision's street signs, decorative metal posts, and light poles. Members expressed concern regarding rust, deteriorating paint, missing decorative components, and the difficulty of obtaining matching replacement materials.

An existing contractor estimate of approximately $4,278.16 was discussed for cleaning, rust removal, repainting, and replacement street signs. The estimate included specified quantities of street signposts and light poles, which require confirmation.

The Board supported proceeding with the improvements, subject to verifying the contractor's pricing and final scope of work to be done. Discussion included allowing a limited price increase of less than $500.00 without additional consideration needed.

Approved Motion: Don Nunamaker's motion to proceed subject to the pricing limitation was seconded by Ken Lee. The motion was accepted without objection.

Arlene Wilson agreed to confirm the contractor's current pricing and the number of signs and poles to be repaired and painted.

The Board also discussed consulting with metalworking contractors and representatives of nearby homeowners' associations regarding possible restoration or replacement of decorative metal components for street signs and mailboxes.

5. Fall Semiannual Membership Meeting

The Board discussed arrangements for the Fall Semiannual Membership Meeting, previously scheduled for Thursday, November 12, 2026.

Members preferred using the church meeting facility if available. The library meeting room was reserved for Wednesday, November 11, as an alternative because the library space was unavailable on November 12.

The Board also discussed beginning the meeting earlier to accommodate the meal and improve scheduling flexibility for individuals to attend.

Approved Motion: Addie Henry moved to change the meeting start time to 5:00 p.m. Beth Vincent seconded the motion. The motion was accepted without objection.

The Board expressed support for using Sonny's catering services again, based on favorable feedback from the previous membership meeting.

Follow-up: Confirm the church's availability for November 12 and finalize the meeting location and catering arrangements.

6. Board Elections and Nominating Committee

The Board reviewed election requirements established by BEHOA bylaws and discussed the need to follow the prescribed election cycle for single-family and townhome directors.

Members recognized that the election schedule is confusing and emphasized the importance of identifying which positions must be filled at the November meeting.

The Board discussed establishing a nominating committee of at least three individuals to identify residents willing to serve. Ballots will be prepared if the number of candidates exceeded the available positions.

Members also discussed ballot distribution, absentee participation, and the difficulties associated with meeting quorum requirements.

Follow-up: Recruit members for the nominating committee, verify the election schedule against the bylaws, and confirm ballot requirements before the November Board meeting.

7. Golf Course Fence and County Coordination

The Board discussed the deteriorating fence along the golf course boundary along US 421, including rotting boards, damaged posts, and ongoing maintenance concerns.

Members considered whether replacing the existing wooden fence with vinyl fencing would provide a more durable, lower-maintenance solution.

Because the fence is located on Madison County and golf course property, the Board discussed approaching county officials about possible shared funding or responsibilities for materials and installation.

The BEHOA board expressed willingness to consider contributing toward improvements if an acceptable arrangement could be reached.

Follow-up: Continue discussions with Madison County and golf course management regarding fence replacement options, costs, and responsibilities.

8. Architectural Review and County Permitting

The Board discussed recent architectural requests and the importance of ensuring exterior construction projects comply with applicable Madison County building requirements and BEHOA restrictions.

A previous request involving an exterior covering or structure was discussed. The homeowner reportedly elected not to proceed after being advised of Madison County permitting requirements.

Members discussed scheduling a meeting with the incoming Madison County Judge Executive to explore greater coordination between county permitting officials and the BEHOA concerning construction approvals and enforcement.

9. Landscaping, Entrance Maintenance, and Pond Concerns

The Board recognized ongoing volunteer efforts to maintain landscaping at the subdivision entrances, including improvements to the irrigation system.

Frank Newman reported purchasing landscaping supplies, including weed-control products, a one-gallon sprayer, and protective equipment, for a total of $155.34.

Motion Approved: Beth Vincent made a motion to approve the expenditure. Don Nunamaker seconded the motion. The motion was accepted without objection.

The Board also discussed preparing the entrance irrigation system for winter by disconnecting and storing the timer within the guard shack at the main entrance.

Concerns regarding unauthorized fishing and incomplete mowing around the golf course pond were discussed. Frank Newman reported contacting golf course management to request additional signage be placed near the pond along with mowing nearby areas.

10. Delinquent Homeowners' Association Dues

The Board reviewed outstanding Association dues and discussed collection efforts. Approximately 18 property owners were listed for unpaid dues at the time of the meeting.

Frank Newman reported phone calls, text and emails used to contact delinquent owners. The Board discussed sending written notices to those who had not responded and ensuring that outstanding balances were accurately documented.

Members also discussed the potential involvement of the CPA firm, Jaynes & Jaynes, and ultimately legal counsel if voluntary collection efforts were unsuccessful. The BEHOA board preferred exhausting reasonable direct collection efforts first.

Follow-up: Mail outstanding dues notices, update homeowners’ contact information, maintain accurate delinquency records, and consider further collection actions.

11. Other Business

The Board confirmed that community garage sales are scheduled for the first full weekends in June and October, consistent with Association bylaws.

The Treasurer and President also discussed following up with the Association's accountant regarding the annual tax filing.

12. Adjournment

There being no further business, the meeting adjourned at approximately 2:14 p.m.